

PB# 05-04

**Ranjiv Sally
(Sub.)**

23-1-8

P.B. # **05-04** RANJIV SALLY SUB.
UNION AVE. (TACONIC)

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE: 12-1-05 ← Expired prior to filing maps
with County.
Reapproved 5-4-07



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

9 February 2005

SUBJECT: RANJIV SALLY MINOR SUBDIVISION
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
(NWPB REF. NO. 05-04)


To all Involved Agencies:

The Town of New Windsor Planning Board has had placed before it an application for Subdivision approval of the Ranjiv Sally minor subdivision project, located on Union Avenue (County Highway 69) within the Town. The project involves, in general, the subdivision of a 4.6+ acre parcel into two (2) single family residential lots. It is the opinion of the Town of New Windsor Planning Board that the action is an Unlisted Action under SEQRA. This letter is written as a request for Lead Agency Coordination as required under Part 617 of the Environmental Conservation Law.

A letter of response with regard to your interest in the position of Lead Agency, as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA review process, sent to the Planning Board at the above address, attention of Mark J. Edsall, P.E., Planning Board Engineer (contact person), would be most appreciated. Should no other involved agency desire the Lead Agency position; it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Planning Board fail to receive a written response requesting Lead Agency within thirty (30) days, it will be understood that you do not have an interest in the Lead Agency position. Thank you for your attention to this matter. Should you have any questions regarding this notice, please feel free to contact the undersigned at the above number or (845) 563-4515.

Very truly yours,

Mark J. Edsall, P.E., P.P.

Mark J. Edsall, P.E., P.P. 
Planning Board Engineer

Orange County Department of Public Works
Orange County Department of Planning
Myra Mason, Planning Board Secretary
Applicant (w/o encl)





Edward A. Diana
County Executive

**ORANGE COUNTY
DEPARTMENT OF PUBLIC WORKS**

05-04

Edmund A. Fares, P.E.
Commissioner

P.O. Box 509, 2455-2459 Route 17M
Goshen, New York 10924-0509
www.orangecountygov.com
TEL (845) 291-2750 FAX (845) 291-2778

September 1, 2005

James Petro, Jr., Chairman
Town of New Windsor Planning Board
555 Union Ave.
New Windsor, New York 12553

Re: Ranjiv Sally – Subdivision
County Road No. 69 – Union Ave.
Plans by: Taconic Design Consultants
Dated: 9/21/04, Last revised: 8/18/05
Sheets 1 through 4 of 4

Dear Mr. Petro:

This Department has reviewed the plans for the above referenced Subdivision and Orange County Department of Public Works approval is hereby granted under the provisions of Section 239-f of the General Municipal Law. Therefore, it is now referred back to your Board for action and/or approval.

A Highway Work Permit must be secured from the Orange County Department of Public Works under Section 136 of the Highway Law prior to any site preparation or construction.

If you have any questions please contact this Office at your earliest convenience

Very truly yours


Patrick T. Kennedy, I.S.
Senior Engineer

Cc: Charles W. Lee, PE, Deputy Commissioner
Cesare L. Rotundo, PE, Principal Engineer
Taconic Design Consultants

I Commentary

1.0 Purpose:

The purpose of this report is to document the potential impacts and mitigation for the proposed residence to be constructed by Ranjiv Sally on Union Avenue (County Route 69) in the Town of New Windsor (S/B/L: 23-1-8).

2.0 Project Description:

The proposed project is for construction of a new single-family residence on an existing 4.63 acre parcel zoned R-4. The home will tie into the existing water and sewer lines in the Town of New Windsor right of way along Union Avenue.

3.0 Site Analysis:

The lot is predominantly federal wetlands and contains an unnamed and unclassified stream. Federal wetlands were flagged by Mike Nowicki, March 2004, and the stream was listed as unclassified by NYS DEC. Therefore, a stream disturbance permit will not be required. To access the property a driveway culvert is required.

4.0 Culvert Design:

The culvert for the stream crossing has been sized such that it can handle 10 yr and 25 yr storm events. The rainfall for these two storms are 5.00 and 6.00 inches of rain, respectively. The site has been located on the USGS Cornwall Quadrangle to determine the drainage area. The drainage analysis has been modeled according to TR-55 standards. From maximum flows, forces have been determined and concrete head walls have been designed for inlet and outlet protection.

This drainage area has been determined to be 113.52 acres with a runoff coefficient of 63 and a time of concentration of 0.75 hours. It has been determined that the peak flows for the 10 and 25 yr storm have been determined to be 78 and 130 cfs respectively. The culvert being provided will be two (2) 36" diameter HDPE pipes sloped at 0.75%. These will provide a maximum total flow of 140 cfs. The concrete headwall on each side of the driveway will be 9' x 1' x 4'-6" (L x W x H). All calculations and the NYSDEC stream classification has been provided as part of this report.

5.0 Summary:

Based on this report, this project will have no significant impact on the stream, wetlands or general environment.

Respectfully submitted,

Charles T. Brown, PE
Taconic Design Consultants
President
NYS Lic. # 065996

**Taconic Design
CONSULTANTS, Inc.**

3125 ROUTE 9W • NEW WINDSOR, NY 12553
(845)-569-8470 • (Fax) (845)-569-4983

April 26, 2007

Re: Ranjiv SALLY-2 Lot Subdivision
Union Ave-Courty Rd 69
SBL: 23-1-8
PA #05-04
Job #04292

To Whom It May Concern:

As requested by the Orange County Department of Planning, a deed restriction preventing further filling of on-site wetlands shall be included in deeds for both Lots #1 and #2. This restriction will have to be reviewed by the Town of New Windsor Planning Board Attorney. The following is the language that they would like included in the restriction

"The owner of this lot shall not fill in the federal wetlands on this beyond that as shown on the filed subdivision maps (Filed map #XXXXXX), without obtaining the required permit from the Army Corps of Engineers."

Upon completion, this deed restriction is shall be submitted to the Planning Board Attorney via the Planning Board Secretary, Myra Mason. If you have any questions or concerns, please do not hesitate to contact me at the above number.

Very truly yours,

Jonathan Cella
Taconic Design Consultants
Project Engineer

Pc Myra Mason, Planning Board Secretary
New Pro Development Corp.

Bargain and Sale Deed

THIS INDENTURE, made the ____ day of May, in the year two thousand seven

BETWEEN NEW PRO DEVELOPMENT CORP.

202 Market Street, 2nd Floor
Saddle Brook, NJ 07663

party of the first part, and

CYRILLON A. HANLEY & EVELYN HANLEY

267 South Fulton Avenue
Mount Vernon, NY 10553

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange, State of New York, more particularly described in *Schedule A* annexed hereto and made part hereof.

BEING AND INTENDED TO BE the same premises conveyed by Corporate Developers, Inc. by deed dated July 7, 2005, and recorded in the Orange County Clerk's Office on July 18, 2005, in Liber 11896 of Deeds at page 1606.

TOGETHER with the following covenant(s) and restriction(s), which shall run with the title of this parcel and any future parcel created out of this subdivision:

The parties of the second part, and their heirs, successors and assigns shall not fill in the federal wetlands on the above-described parcel beyond that as shown on the file subdivision map (Filed Map No. _____), without obtaining the required permit from the Army Corps of Engineers.

TOGETHER with all rights, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration of this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

NEW PRO DEVELOPMENT CORP.

By _____
BALDEV PATEL, President

STATE OF NEW YORK }
 } ss.:
COUNTY OF ORANGE }

On the ____ day of May, in the year 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared BALDEV PATEL, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC

BARGAIN AND SALE DEED

NEW PRO DEVELOPMENT CORP.

TO

ADDRESS: LOT 4, UNION AVE.
SECTION 23
BLOCK 1
LOT 8

**CYRILLON A. HANLEY and
EVELYN HANLEY**

TOWN OF NEWWINDSOR

RECORD & RETURN TO:

**THOMAS J. MURPHY, ESQ.
717 Broadway
Newburgh, NY 12550**

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/08/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEE**
APPROVAL

FOR PROJECT NUMBER: 5-4
NAME: RANJIV SALLY SUBDIVISION PA2004-1165
APPLICANT: RANJIV SALLY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/07/2005	SUB. APPROVAL FEE	CHG	360.00		
11/28/2005	REC. CK. #1198	PAID		360.00	
05/04/2007	REAPPROVAL FEE	CHG	360.00		
05/07/2007	REC. CK. #2507	PAID		360.00	
			-----	-----	-----
		TOTAL:	720.00	720.00	0.00

Town of New Windsor

555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#362-2007

05/14/2007

New Pro Development Corp.

Received \$ 360.00 for Planning Board Fees, on 05/14/2007. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PB# 05-04

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/08/2007

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 5-4
NAME: RANJIV SALLY SUBDIVISION PA2004-1165
APPLICANT: RANJIV SALLY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/10/2005	REC. CK. #1407	PAID		100.00	
01/10/2005	REC. CK. #1411	PAID		300.00	
01/26/2005	P.B. ATTY. FEE	CHG	35.00		
01/26/2005	P.B. MINUTES	CHG	27.50		
03/23/2005	P.B. ATTY. FEE	CHG	35.00		
03/23/2005	P.B. MINUTES	CHG	38.50		
11/07/2005	P.B. ENGINEER FEE	CHG	356.40		
11/28/2005	REC. CK. #1200	PAID		92.40	
04/25/2007	MINUTES	CHG	35.00		
05/04/2007	CORDISCO - REAPPROVAL	CHG	420.00		
05/04/2007	P.B. ENGINEER - REAPPROVA	CHG	392.70		
05/07/2007	REC. CK. #2506	PAID		847.70	
TOTAL:			1340.10	1340.10	0.00

P.B. #05-04 Reapproval - Eng + Atty

NEW PRO DEVELOPMENT CORP.

MANAGEMENT ACCOUNT 562-1515
202 Market St. - 2nd floor
Saddle Brook, NJ 07663

2506

Pay to the order of: Town of New Windsor
- Eight Hundred Forty Seven & 70/100 dollars
\$ 847.70



WACHOVIA

Wachovia Bank, N.A.
wachovia.com

Re-Approval - Union Ave 612

Beldar S. Patel

⑈00002506⑈ ⑆021200025⑆ 2000030575985⑈

RANJIV_SALLY_SUBDIVISION_(05-04)

MR. ARGENIO: Ranjiv Sally subdivision. Application previously received conditional final approval on 3/23/05. The planning board stamped the plan on 12/1/05, however, it's my understanding the plot was never filed and the time deadlines have expired. As such, it's my belief that a reapproval is required. That's Mark's comment number 1. Please give the stenographer your name and what firm you're with.

MR. PHILLIPS: Jonathan Phillips, Tectonic Design. It's a 2 lot subdivision on approximately 4 1/2 acres. I believe we were approved in November, 2005. Like you said, we never filed the map and we're just here for reapproval. The parcel's located on Union Avenue midway between State 94 and State 9W on the southern side of the road, one home is a home on lot number 1 is already constructed and we need to file the map before we construct the home on lot number 2.

MR. ARGENIO: What changes have you made? Have you made any changes?

MR. PHILLIPS: No.

MR. ARGENIO: Zero, no changes at all?

MR. PHILLIPS: No changes at all. We've got county DPW approvals for the driveways and everything that was required.

MR. ARGENIO: Which is an interesting point which I'm going to ask Mark Edsall about or Dominic Cordisco about because I don't know the answer. Follow me on this folks. The applicant applied for approval X months ago or X years ago, whatever it was he received it, we forwarded it to Orange County Planning like we were supposed to and it came back with no comments. So the approval expired so now the applicant is required

to come back in front of us for reapproval. Well, fortunately by law we're required to forward it back to Orange County Planning which we did. Well, the plans haven't changed but Orange County Planning has comments now. Do you guys have copies of the comments?

MR. PHILLIPS: May I see the comments?

MR. ARGENIO: Check with Mark or maybe they have a copy. My fellow board members, the comments are summarized in your handout that Myra gave or Mark gave us at the beginning of the meeting and I'm going to just kind of read through them quickly and then we can certainly discuss them. I feel a certain way about them, it's been stated that the applicant has nearly completed construction of lot 1, it's further noted that the applicant has included with the plans a concrete headwall at the area where the stream is traversed by the driveway but the wall is not yet completed. A headwall is a concrete wall at the end of a pipe where it outfalls into a stream. The county recommends that the applicant be required to submit renderings to the town of the concrete wall as a condition of approval. The county expects that this aspect of the plans be constructed as agreed to by the applicant of the Town of New Windsor. So the county recommends we get renderings of the concrete headwall which befuddles me, it befuddles me.

MR. VAN LEEUWEN: How big is the headwall?

MR. PHILLIPS: We extended the pipes and we're hoping to eliminate that but we extended the culvert pipes on either side of the driveway to eliminate the use for the headwall.

MR. ARGENIO: The thing I don't understand is the county has asked us to require renderings of a headwall to what end I don't understand.

MR. VAN LEEUWEN: I don't either, let's talk about the headwall.

MR. PHILLIPS: Well, the pipes are--

MR. ARGENIO: It can't be very large.

MR. VAN LEEUWEN: How big is the pipe?

MR. PHILLIPS: It's 36 inch, 36 diameter, we were hoping to eliminate the headwall and leave it as is.

MR. ARGENIO: They might be able to do that depending on the conditions.

MR. PHILLIPS: That's what we--

MR. ARGENIO: I certainly don't have a problem with that drawing, you guys have a drawing of it? That's it. So we have a copy of the thing.

MR. VAN LEEUWEN: With a 36 inch pipe you've got a pretty big headwall.

MR. PHILLIPS: Yeah, we have to meet the coverage requirements on the bottom and provide an extra foot so it's probably if you've driven by the site, it's no bigger than an embankment that's already there.

MR. ARGENIO: Now you understand that you've shown on the plans you're going to build it unless in the field you get with Mike or Mark and you unequivocally demonstrate to them that there's not a need for it.

MR. EDSALL: Keep in mind that up Union Avenue that location is a county road, the county DPW reviewed and approved the application back in--

MR. ARGENIO: With the headwall?

MR. EDSALL: --in 2004 I think it was, 2005, we would require that the county write off anything.

MR. ARGENIO: You're going to build the headwall and the next item?

MR. EDSALL: Mr. Chairman, still on the headwall I agree the word befuddled is a great selection as to why you would want a rendering, I understand a detail but I don't understand a rendering of a headwall, I never heard of one.

MR. VAN LEEUWEN: I know what it means but not in this case.

MR. CORDISCO: Mr. Chairman, maybe I could help in this regard. Recently I had the pleasure of meeting Miss Atticus Lanigan (phonetic), she's the planner who prepared these comments. I believe in the county she's a recent hire I believe directly out of college and this is not the first time that we've been dealing with comments that seem to be causing some confusion.

MR. ARGENIO: Enough said, Dominic.

MR. CORDISCO: What she's suggesting is that the applicant be required to provide renderings to us, it's not that she's asking that the county review any additional renderings, she's saying we should be reviewing renderings. Well, I think--

MR. ARGENIO: What standard do, typically we don't review a rendering of a headwall so my question then would be what standard do we apply to our review of the rendering of the headwall?

MR. CORDISCO: Depending on what stance the board takes, this might be something that if we're required to report back to the County we could respectfully respond on that issue.

MR. ARGENIO: Anybody have any other comment about the headwall? The next thing on the list is it's already been stated that federal wetlands make up a large section of both proposed lots making this a highly sensitive parcel with unique needs. Considering the close proximity of the houses in back yard areas to the wetland, the county recommends that the town establish an area of non-disturbance that will ensure that these wetlands areas will be permanently protected from homeowner activities, including the dumping of yard waste and other debris. Not a bad idea. Some or all of the following methods could be considered, they are making suggestions, deeds restrictions, town enforced easements, that's as noted on the plan calling for no addition filling, signage at the wetland area restricting use and prohibiting disturbance or permanent landscaping features to be provided by the applicant that would be submitted is a part of the subdivision plans. I certainly want to get input from everybody on this but I'll give you my opinion of it. It is a sensitive wetland area, it certainly has scenic benefits and we certainly wouldn't want to litter it with a bunch of signs, white, red or otherwise that say no dumping or anything else. I mean, if you guys want to consider the land permanent landscaping features certainly we can talk about that but that's how I feel about it. But I'm not the only one here, there's four other them people.

MR. SCHLESINGER: The only person that has access to the wetlands is the homeowner, so what good are signs going to do? I don't see where we're going with it. The homeowner has to be aware of what he shouldn't be allowed to do.

MR. VAN LEEUWEN: It should be put into the deed and our town attorney should agree to this, okay, and we should leave it up to him to say okay or nay regarding it but we can't to afford to put a cop to see if

somebody dumps waste cause that's where we're going.

MR. ARGENIO: Are you suggesting that we put it in the deed a note that says the wetland area should remain undisturbed?

MR. VAN LEEUWEN: Right, put it in the deed, a deed and let Dominic approve it.

MR. ARGENIO: Can we do that?

MR. CORDISCO: You can could do that. My concern certainly that wetlands and everyone acknowledges this wetlands grow over time, sometimes they recede over time. If you place a restrictive covenant or some language in the deed that specifies an area, well, it might be inadequate in the future.

MR. ARGENIO: I can't speculate where that's going to be five years or five months from now.

MR. VAN LEEUWEN: That's why I suggested you approve it, the metes and bounds and everything should be in the deed.

MR. EDSALL: Mr. Chairman, Mr. Cordisco and I were just going to discuss the facts that these are moving targets, this lot when it's created 30 years from now the wetlands may not be even close to the limitations shown here, we're in agreement that you could put a note into the deeds, a restrictive covenant just advising property owners that portions of the property may in fact be wetlands and there are restrictions because the restrictions are going to change. The law changes as well so I'll leave it generic.

MR. CORDISCO: I think in the best possible light this is being driven by the comments suggested by the county and in the best possible light I think that the county is suggesting a belt and suspenders approach here, what

they're suggesting in terms of suspenders are additional measures we're going to impose on the applicant but the belt is the fact that these are federally regulated wetlands. So if there was going to be a disturbance within that wetlands they'd have to get permit from the Army Corps of Engineers and that of course has also been changing as well, it's being a moving target because the new Army Corps of Engineers permits which aren't even official yet are requiring buffers and requiring markers within the discretion of the Army Corps so if they're actually going to be disturbing wetlands it's going to be, burden is going to be on the applicant to make sure that they're complying with all the necessary permits that they need.

MR. ARGENIO: I think let's put a note in the deed, I think you're right, unless everybody disagrees.

MR. GALLAGHER: What do we do with lot 1? How do we leave that one off? Is there a deed in lot 1?

MR. VAN LEEUWEN: That's already been built on.

MR. PHILLIPS: This is one deed right now, it hasn't been filed.

MR. VAN LEEUWEN: Then it should be on that one too.

MR. ARGENIO: That was it for the county folks, if we can go back to the plan review. So let me just summarize the applicant has given us a rendering of the headwall, it's fine, you'll be putting the headwall in because there's other agencies involved here and you'll include in the deed the note about the wetlands who reviews that verbiage that may be Mike or Dominic?

MR. CORDISCO: I would review it.

MR. ARGENIO: I have one question though just for the

benefit of course I'm not sure and I don't know, maybe the other members are or are not sure. It's okay for us to send the same set of drawings to County Planning 24 months apart and the first time there's no comments and the second time there's what's essentially a page and a half of comments?

MR. EDSALL: Okay that we send or okay that they responded the way they did?

MR. ARGENIO: The latter.

MR. EDSALL: They have the right to respond anyway, the same as this board has the right to adopt the super majority and say that the comments make no sense.

MR. VAN LEEUWEN: New person just out of college like he explained and she said well, I'm going to make this a daily job.

MR. CORDISCO: There's a court case out of Ulster County that where the judge found that even if you make the changes that the county has requested as part of their review you're supposed to send it back to show the county that yes, we listened to you and made the changes.

MR. ARGENIO: Or no, we didn't and here's why.

MR. CORDISCO: Well, that's correct.

MR. ARGENIO: Okay, the board should make a determination as to the need for a public hearing, that public hearing was waived for the original process of the original application. Poll the members, see how they feel about that. Neil, do you have any thoughts?

MR. SCHLESINGER: If it was waived first I don't think that the comments that we got from the county would call for a public hearing.

MR. BROWN: I don't think a public hearing is necessary.

MR. VAN LEEUWEN: I agree.

MR. GALLAGHER: I agree.

MR. ARGENIO: I agree too. I will accept a motion that we waive the public hearing.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board waive the public hearing for Ranjiv Sally minor subdivision on Union Avenue. No further discussion, roll call.

MR. CORDISCO: If the board is inclined towards reapproving, if I may make one suggestion, given the history of this, it would be helpful to have a written resolution of approval so the board could, if it was inclined, direct me to prepare a written resolution and take one step further authorize you the chairman to sign it so that there wouldn't have to be a wait for another month which would hold this up after it's been waiting for so many years.

MR. VAN LEEUWEN: Subject to?

MR. CORDISCO: That's correct.

MR. VAN LEEUWEN: I have no problem with that.

MR. ARGENIO: So, okay, let me back up. Does anybody have anything else on this? Dominic or Mark, am I missing anything procedurally?

MR. EDSALL: You should acknowledge the fact that you continue to be lead agency and indicate that either affirm or adopt a new negative dec that the conditions have not changed since the last time.

MR. ARGENIO: Do we need to vote?

MR. EDSALL: It should be.

MR. BROWN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare itself lead agency for the Ranjiv Sally minor subdivision. No further discussion from the board members, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: I'll accept a motion that we declare a negative dec.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare a negative declaration under the SEQRA process. If there's no further discussion from the board members, roll call.

ROLL CALL

MR. SCHLESINGER AYE
MR. BROWN AYE
MR. GALLAGHER AYE
MR. VAN LEEUWEN AYE
MR. ARGENIO AYE

MR. EDSALL: Just for the record, there have been no zoning changes so there's no zoning conflict given the delay.

MR. ARGENIO: I'll accept a motion that we offer reapproval for this in conjunction with that we authorize Dominic to prepare such in the form of a resolution.

MR. VAN LEEUWEN: I agree, so moved and Dominic should take care of it.

MR. SCHLESINGER: Including the deed memos and everything.

MR. ARGENIO: Correct.

MR. SCHLESINGER: Second it.

MR. CORDISCO: We would include that as a condition.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board offer reapproval to Ranjiv Sally minor subdivision on Union Avenue subject to what was just read into the minutes a moment ago. If there's no further discussion, roll call.

ROLL CALL

MR. SCHLESINGER AYE
MR. BROWN AYE
MR. GALLAGHER AYE
MR. VAN LEEUWEN AYE

MR. ARGENIO AYE

MR. EDSALL: Mr. Chairman, last thing you should authorize Dominic to make the required report back to County Planning to explain our action.

MR. ARGENIO: Would you do that?

MR. CORDISCO: I certainly would.

MR. PHILLIPS: One question regarding the headwall, if Mark sees it acceptable can we eliminate that?

MR. ARGENIO: No, you need to put it in because it involves the county, unless there's something physically preventing you from putting it in, you should do that. We have another agency here and you saw what just happened with the plans that went there first with no comments then came back with a bunch of comments. Do yourself a favor, get it done.

MR. PHILLIPS: Thank you.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 AIRPORT CENTER DRIVE
SUITE 202
NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:
MJE@MHEPC.COM

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

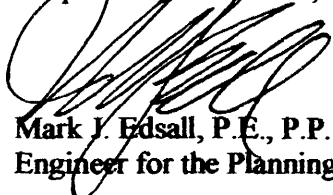
PROJECT NAME: RANJIV SALLY MINOR SUBDIVISION
(REAPPROVAL)
PROJECT LOCATION: UNION AVENUE
SECTION 23 – BLOCK 1 – LOT 8
PROJECT NUMBER: 05-04
DATE: 25 APRIL 2007

1. The application was previously received conditional final approval on 3-23-05. The Planning Board stamped the plan on 12-1-05; however it is my understanding that the plat was never filed, and all time deadlines have expired. As such, it is my belief that a re-approval is required.

From a procedural standpoint, I note the following:

- No zoning changes have been made; as such, the plat as previously approved continues to comply with the R-4 zoning.
- The Board should make a determination as to the need for a public hearing (the same was waived for the original processing of the application).
- The Board should make a determination that there are no new conditions which would negate the previous SEQRA "neg dec".
- The Board should note that this was previously sent to the OCPD and it was returned as "Local Determination", with no conditions. As per 239, it was forwarded again for this reapproval, and we have received several comments on the identical plan.
- If re-approved, same should be conditioned on payment of all appropriate fees, as well as all conditions from the previous approval.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board

MJE/st NW05-04-25Apr07.doc

REGIONAL OFFICES

• 111 WHEATFIELD DRIVE – SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/04/2007

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 5-4

NAME: RANJIV SALLY SUBDIVISION PA2004-1165

APPLICANT: RANJIV SALLY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/10/2005	REC. CK. #1407	PAID		100.00	
01/10/2005	REC. CK. #1411	PAID		300.00	
01/26/2005	P.B. ATTY. FEE	CHG	35.00		
01/26/2005	P.B. MINUTES	CHG	27.50		
03/23/2005	P.B. ATTY. FEE	CHG	35.00		
03/23/2005	P.B. MINUTES	CHG	38.50		
11/07/2005	P.B. ENGINEER FEE	CHG	356.40		
11/28/2005	REC. CK. #1200	PAID		92.40	
04/25/2007	MINUTES	CHG	35.00		
05/04/2007	CORDISCO - REAPPROVAL	CHG	420.00		
05/04/2007	P.B. ENGINEER - REAPPROVA	CHG	392.70		
			-----	-----	-----
		TOTAL:	1340.10	492.40	847.70

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/04/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 5-4

NAME: RANJIV SALLY SUBDIVISION PA2004-1165
APPLICANT: RANJIV SALLY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/07/2005	SUB. APPROVAL FEE	CHG	360.00		
11/28/2005	REC. CK. #1198	PAID		360.00	
05/04/2007	REAPPROVAL FEE	CHG	360.00		
			-----	-----	-----
		TOTAL:	720.00	360.00	360.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/04/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 5-4

NAME: RANJIV SALLY SUBDIVISION PA2004-1165
APPLICANT: RANJIV SALLY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/07/2005	SUB. APPROVAL FEE	CHG	360.00		
11/28/2005	REC. CK. #1198	PAID		360.00	
05/04/2007	REAPPROVAL FEE	CHG	360.00		
			-----	-----	-----
		TOTAL:	720.00	360.00	360.00

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSO

TASK: 5- 4

FOR ALL WORK ON FILE:

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----			
									TIME	EXP.	BILLED	PAID
5-4	329103	03/07/07	TIME	MJE	WS	RANJIV SLALY SUB REA	119.00	0.40	47.60			
5-4	330789	03/13/07	TIME	MJE	MR	RANJIV SALLY REAPPRV	119.00	0.30	35.70			
5-4	330795	03/14/07	TIME	MJE	MR	RANJIV SALLY REAPPROV	119.00	0.10	11.90			
5-4	330801	03/14/07	TIME	MJE	PM	SALLY W/GA	119.00	0.20	23.80			
5-4	330807	03/14/07	TIME	MJE	MM	SALLY-REG MTG	119.00	0.10	11.90			
5-4	330820	03/16/07	TIME	MJE	AA	SALLY OCDP REFERRAL	119.00	0.40	47.60			
5-4	330821	03/16/07	TIME	MJE	MC	SALLY ATTY:STATUS	119.00	0.40	47.60			
5-4	351732	04/23/07	TIME	MJE	MC	TC/MM SALLY ISSUES	119.00	0.30	35.70			
5-4	351733	04/23/07	TIME	MJE	MC	SALLY COMMENTS	119.00	0.20	23.80			
5-4	351734	04/23/07	TIME	MJE	MM	SALLY SUB REG MTG	119.00	0.30	35.70			
5-4	336153	04/25/07	TIME	MJE	MM	RanjiSally REAPPRVD	119.00	0.10	11.90			
5-4	351735	04/25/07	TIME	MJE	MC	SALLY W/GA	119.00	0.10	11.90			
5-4	351736	04/25/07	TIME	MJE	MC	TC/GA RE OCDP SALLY	119.00	0.40	47.60			
TASK TOTAL									392.70		0.00	0.00
GRAND TOTAL									392.70		0.00	0.00
(UN-BIL									392.70)	(UN-PAID	0.00)	

Drake, Loeb, Heller, Kennedy, Gogerty, Gaba & Rodd PLLC

555 Hudson Valley Avenue

Suite 100

New Windsor, NY 12553

Ph: 845-561-0550

TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12553

May 4, 2007

Attention: HON. GEORGE GREEN, SUPERVISOR

File #: 6085917

Inv #: 3401

RE: RANJIV SALLY- PB# 05-04 REAPPROVAL OF MINOR SUBDIVISION

DATE	DESCRIPTION	LAWYER	HOURS	AMOUNT
Apr-25-07	REVIEW TOWN ENGINEER'S COMMENTS PB# 05-04	DRC	0.20	35.00
	ATTEND PLANNING BOARD MEETING PB# 05-04	DRC	0.40	70.00
	REVIEW 239 REPORT	DRC	0.20	35.00
	ATTEND PLANNING BOARD MEETING	DRC	0.40	70.00
Apr-30-07	REVIEW DRAFT DEED PB# 05-04	DRC	0.20	35.00
May-01-07	AGGREGATE TIME SPENT PREPARING RESOLUTION GRANTING CONDITIONAL FINAL APPROVAL PB# 05-04	DRC	1.00	175.00
	Totals			<hr/> \$420.00
	Total Fee & Disbursements			<hr/> \$420.00
	Balance Now Due			<hr/> \$420.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/26/2007

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd
A [Disap, Appr

FOR PROJECT NUMBER: 5-4

NAME: RANJIV SALLY SUBDIVISION PA2004-1165

APPLICANT: RANJIV SALLY

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

12/01/2005 PLANS STAMPED APPROVED

01/26/2005 P.B. APPEARANCE LA LTR: RETURN
. AUTHORIZED LEAD AGENCY LETTER - SEND TO O.C. PLANNING AND
. DPW - NEED DEED RESTRICTION FOR DRAINAGE AREA - PUT NOTE ON
. PLAN

01/05/2005 WORK SHOP SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/26/2007

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 5-4

NAME: RANJIV SALLY SUBDIVISION PA2004-1165

APPLICANT: RANJIV SALLY

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	01/12/2005	EAF SUBMITTED	01/10/2005	WITH APPLIC
ORIG	01/12/2005	CIRCULATE TO INVOLVED AGENCIES . OC PLANNING - LOCAL DETERMINATION . OCDPW - REFERRED TO O.C. LAW DEPT.	01/26/2005	AUTH LETTR
ORIG	01/12/2005	LEAD AGENCY DECLARED	/	/
ORIG	01/12/2005	DECLARATION (POS/NEG)	/	/
ORIG	01/12/2005	SCHEDULE PUBLIC HEARING	/	/
ORIG	01/12/2005	PUBLIC HEARING HELD	/	/
ORIG	01/12/2005	WAIVE PUBLIC HEARING	/	/
ORIG	01/12/2005	PRELIMINARY APPROVAL	/	/
ORIG	01/12/2005		/	/
ORIG	01/12/2005	LEAD AGENCY LETTER SENT	/	/

RESULTS OF P.B. MEETING OF:

April 25, 2007

PROJECT: Ranjiv Sally Sub. - Reapproval

P.B. # 05-04

LEAD AGENCY:

AUTHORIZE COORD. LETTER: Y ☐ N ☐

TAKE LEAD AGENCY: Y ☒ N ☐

M) ☒ S) ☒ VOTE: A 5 N 0

CARRIED: Y ☒ N ☐

NEGATIVE DEC:

M) ☒ S) ☒ VOTE: A 5 N 0

CARRIED: Y ☒ N ☐

PUBLIC HEARING:

WAIVED: ☒

CLOSED: ☐

M) ☒ S) ☒ VOTE: A 5 N 0

SCHEDULE P.H.: Y ☐ N ☒

SEND TO O.C. PLANNING: Y ☐

SEND TO DEPT. OF TRANSPORTATION: Y ☐

REFER TO Z.B.A.: M) ☐ S) ☐ VOTE: A ☐ N ☐

RETURN TO WORK SHOP: Y ☐ N ☐

APPROVAL:

M) ☒ S) ☒ VOTE: A 5 N 0

Re-APPROVED: 4/25/07

NEED NEW PLANS: Y ☐ N ☐

CONDITIONS - NOTES:

PN date
Prelim
final
NO
Cond final
first to refer

Discussed headwall

Must build headwall

Note in Deed - Wetlands not to be disturbed - Advisory Note

Rendering of headwall - OK

Dominic to review the note in the deed -

Subject to a written Resolution from Dominic

Send report back to planning Dept.

05-04



COUNTY OF ORANGE

EDWARD A. DIANA
COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

124 MAIN STREET
GOSHEN, NEW YORK 10924-2124
TEL: (845)291-2318 FAX: (845)291-2533
www.orangecountygov.com
planning@co.orange.ny.us

DAVID E. CHURCH, AICP
COMMISSIONER

ORANGE COUNTY DEPARTMENT OF PLANNING
239 L, M OR N REPORT

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by: Town of New Windsor PB

Reference No.: NWT04-05N

Applicant: Ranjiv Sally

Parcel I.D.: 23-1-8

Proposed Action 2 lot subdivision

State, County, Inter-municipal Basis for Review: Within 500 ft of County Rt 69

Comments: The Department has received the above-cited subdivision plan. We have no interest in becoming the lead agency on this project, but we would like the opportunity to review any additional SEQOR information that is provided by the applicant.

We have reviewed the application and offer the following:

- Although the subdivision will have no major impact upon State or County facilities nor have any significant inter-municipal issues, we are concerned as to the intended use of the rear sections of the parcels, as access will require disturbing the federal wetlands.
- It is consistent with the County Comprehensive Plan and local laws.
- Having no further comments, from a County perspective, the Department has no further comments and recommends that the Planning Board proceed with its decision-making review process.

Related Reviews and Permits:

County Action:

Local Determination

Disapproved

Approved

Approved subject to the following modifications and/or conditions:

Date: March 3, 2005

Reviewed By: Kathy V. Murphy, Planner


Commissioner of Planning

cc:ME

ORANGE COUNTY DEPARTMENT OF PLANNING

124 Main Street
Goshen, NY 10924-2124

APPLICATION FOR MANDATORY COUNTY REVIEW OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 05-04 (Please include this number on any correspondence)

1. Municipality Town of New Windsor

Public Hearing Date: not determined

City, Town or Village Board _____ Planning Board X Zoning Board _____

2. Owner: Name: Ranjiv Sally
Address: 400 Country Ave., Secaucus, NJ 08817

3. Applicant * Name: same
Address: _____

***If applicant is owner, leave blank**

4. Location of Site: Union Avenue (CR Rt. 69) (between Rt. 9W and Rt. 94)
(Street or highway, plus nearest intersection)

Tax Map Identification: Section: 23 Block: 1 Lot: 8

Present Zoning District: R-4 Size of Parcel: 4.6+ Acres

5. Type of Review:

**Subdivision

Zone Change: From To:

Zoning Amendment: To Section

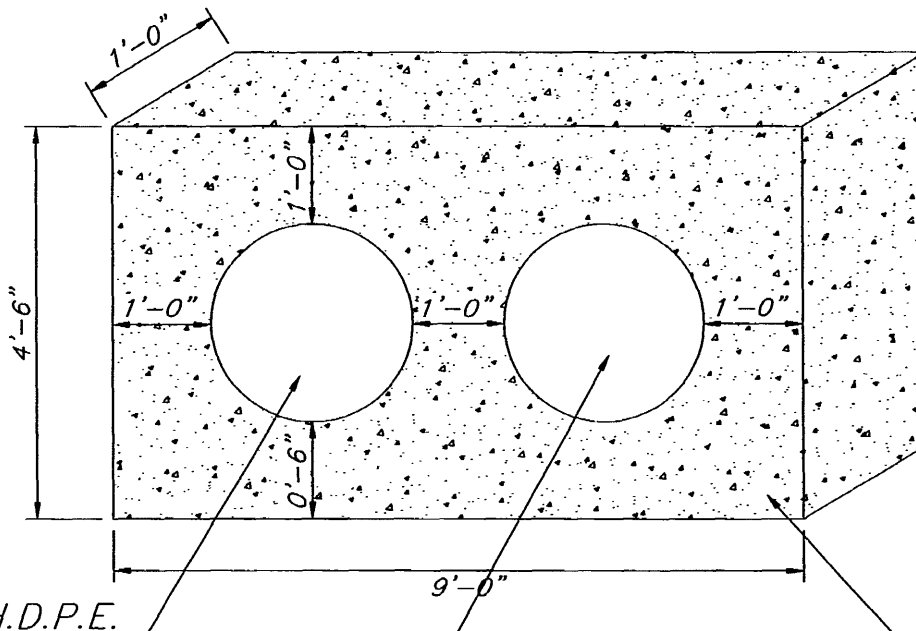
**Subdivision: Number of Lots/Units 2

***Site Plan: Use

Date: 24 Feb 2005

Signature & Title: _____

Mark J. Edsall, P.E.,
Planning Board Engineer



36" H.D.P.E.
@ 0.75% MIN.

CONCRETE HEAD WALL

N.T.S.

CONCRETE
 $F'_c = 3,500$ PSF
DENSITY = 150 PCF

TACONIC DESIGN CONSULTANTS

1 GARDNERTOWN ROAD
NEWBURGH, NY 12550

845-568-8400
845-568-4583 (fax)

ENGINEER

CHARLES T. BROWN P.E.
WILLIAM J. MOREAU P.E.

1 GARDNERTOWN ROAD
NEWBURGH, NY 12560
(845)-562-2561

CONCRETE HEAD WALL DETAIL FOR:
RANJIV SALLY
URSON AVENUE (S/E/L: 23-1-8)
TOWN OF NEW WINDSOR, ORANGE COUNTY, N.Y.

DATE 03/22/04	SCALE N.T.S.	REVISED 03/30/04 - R/V	SHEET NUMBER 1 OF 1
------------------	-----------------	---------------------------	------------------------

Taconic Design

CONSULTANTS, INC.

1 GARDNERTOWN ROAD * NEWBURGH, NY 12550
(845)-569-8400 * (fax) (845)-569-4583

ENGINEERS REPORT

FOR

PLOT PLAN FOR RANJIV SALLY

S/B/L: 23-1-8

Union Avenue (County Route 69)

Town of New Windsor

Orange County, New York

Report prepared for:

Ranjiv Sally

Penta Housing Group

400 Country Avenue

Secaucus, NJ 08817

Report prepared by:

Charles T. Brown, PE

Taconic Design Consultants, Inc.

1 Gardnertown Road

Newburgh, NY 12550

(845) 569-8400

March 22, 2004

Job #03381-RJV

ORANGE COUNTY DEPARTMENT OF PLANNING

124 Main Street
Goshen, NY 10924-2124

APPLICATION FOR MANDATORY COUNTY REVIEW OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 05-04 (Please include this number on any correspondence)

1. Municipality Town of New Windsor Public Hearing Date: not req'd

City, Town or Village Board _____ Planning Board X Zoning Board _____

2. Owner: Name: Ranjiv Sally
Address: 400 Country Ave., Secaucus, NJ 08817

3. Applicant * Name: same
Address: _____

***If applicant is owner, leave blank**

4. Location of Site: Union Avenue (County Route 69)
(Street or highway, plus nearest intersection)

Tax Map Identification: Section: 23 Block: 1 Lot: 8

Present Zoning District: R-4 Size of Parcel: 4.6+ Acres

5. Type of Review:

**Subdivision

Zone Change: From = To: =

Zoning Amendment: To Section _____

****Subdivision: Number of Lots/Units 2-lot sub. (This is a re-approval of application previously approved. See attached OCDP Report dated 3-3-05)**

*****Site Plan: Use _____**

Date: 3-16-07

Signature & Title: _____

**Mark J. Edsall, P.E.,
Planning Board Engineer**



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

☐ Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN / VILLAGE OF: New Windsor

P/B APP. NO.: 100-3 05-04

WORK SESSION DATE: 7 March 2007

PROJECT: NEW OLD X

REAPPEARANCE AT W/S REQUESTED: NO

RESUB. REQ'D: NO

PROJECT NAME: Ranjiv Sally

REPRESENTATIVES PRESENT: Thomas Murphy Esq + Gisele Rosado Esq.

MUNICIPAL REPS PRESENT:

BLDG INSP.

PB ATTY.

FIRE INSP.

PLANNER

MHE REP (MJE) (Other)

P/B CHMN

OTHER

ITEMS DISCUSSED:

STND CHECKLIST:

PROJECT
TYPE

DRAINAGE

SITE PLAN

DUMPSTER

SPEC PERMIT

SCREENING

L L CHG.

LIGHTING

(Streetlights)

LANDSCAPING

SUBDIVISION

OTHER

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT STATUS:

ZBA Referral: Y N

Ready For Meeting X Y N

Recommended Mtg Date

Cord sp'l 3-13-05

stamp 12-1-05

their client purchased subdr
and didn't know map was
never filed

need reapproval



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

MJE@MHEPC.COM

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: RANJIV SALLY MINOR SUBDIVISION
(REAPPROVAL)
PROJECT LOCATION: UNION AVENUE
SECTION 23 – BLOCK 1 – LOT 8
PROJECT NUMBER: 05-04
DATE: 14 MARCH 2007

1. The application was previously received conditional final approval on 3-23-05. The Planning Board stamped the plan on 12-1-05; however it is my understanding that the plat was never filed, and all time deadlines have expired. As such, it is my belief that a re-approval is required.

From a procedural standpoint, I note the following:

- No zoning changes have been made; as such, the plat as previously approved continues to comply with the R-4 zoning.
- The Board should make a determination as to the need for a public hearing (the same was waived for the original processing of the application).
- The Board should make a determination that there are no new conditions which would negate the previous SEQRA "neg dec".
- The Board should note that this was previously sent to the OCPD and it was returned as "Local Determination".
- If re-approved, same should be conditioned on payment of all appropriate fees, as well as all conditions from the previous approval.

Respectfully Submitted,

Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board

MJE/st NW05-04-14Mar07.doc

REGIONAL OFFICES

- 111 WHEATFIELD DRIVE – SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
- 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/13/2005

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 5-4

NAME: RANJIV SALLY SUBDIVISION PA2004-1165

APPLICANT: RANJIV SALLY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
12/01/2005	PLANS STAMPED	APPROVED
01/26/2005	P.B. APPEARANCE	LA LTR: RETURN
	. AUTHORIZED LEAD AGENCY LETTER - SEND TO O.C. PLANNING AND	
	. DPW - NEED DEED RESTRICTION FOR DRAINAGE AREA - PUT NOTE ON	
	. PLAN	
01/05/2005	WORK SHOP	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/13/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 5-4

NAME: RANJIV SALLY SUBDIVISION PA2004-1165
APPLICANT: RANJIV SALLY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/10/2005	REC. CK. #1407	PAID		100.00	
01/10/2005	REC. CK. #1411	PAID		300.00	
01/26/2005	P.B. ATTY. FEE	CHG	35.00		
01/26/2005	P.B. MINUTES	CHG	27.50		
03/23/2005	P.B. ATTY. FEE	CHG	35.00		
03/23/2005	P.B. MINUTES	CHG	38.50		
11/07/2005	P.B. ENGINEER FEE	CHG	356.40		
11/28/2005	REC. CK. #1200	PAID		92.40	
		TOTAL:	492.40	492.40	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/13/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 5-4
NAME: RANJIV SALLY SUBDIVISION PA2004-1165
APPLICANT: RANJIV SALLY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/07/2005	SUB. APPROVAL FEE	CHG	360.00		
11/28/2005	REC. CK. #1198	PAID		360.00	
		TOTAL:	360.00	360.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/13/2005

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 5-4

NAME: RANJIV SALLY SUBDIVISION PA2004-1165

APPLICANT: RANJIV SALLY

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	01/12/2005	EAF SUBMITTED	01/10/2005	WITH APPLIC
ORIG	01/12/2005	CIRCULATE TO INVOLVED AGENCIES . OC PLANNING - LOCAL DETERMINATION . OCDPW - REFERRED TO O.C. LAW DEPT.	01/26/2005	AUTH LETTR
ORIG	01/12/2005	LEAD AGENCY DECLARED	/ /	
ORIG	01/12/2005	DECLARATION (POS/NEG)	/ /	
ORIG	01/12/2005	SCHEDULE PUBLIC HEARING	/ /	
ORIG	01/12/2005	PUBLIC HEARING HELD	/ /	
ORIG	01/12/2005	WAIVE PUBLIC HEARING	/ /	
ORIG	01/12/2005	PRELIMINARY APPROVAL	/ /	
ORIG	01/12/2005		/ /	
ORIG	01/12/2005	LEAD AGENCY LETTER SENT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/28/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEE**
APPROVAL

FOR PROJECT NUMBER: 5-4
NAME: RANJIV SALLY SUBDIVISION PA2004-1165
APPLICANT: RANJIV SALLY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/07/2005	SUB. APPROVAL FEE	CHG	360.00		
11/28/2005	REC. CK. #1198	PAID		360.00	
		TOTAL:	360.00	360.00	0.00



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

OFFICE OF THE PLANNING BOARD

November 8, 2005

Taconic Design
Gardnertown Road
Newburgh, NY 12550

ATTN: SUE

SUBJECT: RANJIV SALLY SUBDIVISION #05-04

Dear Sue:

Please find attached printouts of fees due for subject project.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee *****	\$	360.00
Check #2 – one lot Recreation Fee *****	\$	2,000.00
Check #3 – Amount of charges over escrow posted*****	\$	92.40

Upon receipt of these checks and ten (10) sets of plans with mylar, I will have them stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/08/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
RECREATION

FOR PROJECT NUMBER: 5-4

NAME: RANJIV SALLY SUBDIVISION PA2004-1165
APPLICANT: RANJIV SALLY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/07/2005	ONE LOT REC. FEE	CHG	2000.00		
			-----	-----	-----
		TOTAL:	2000.00	0.00	2000.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/08/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 5-4
NAME: RANJIV SALLY SUBDIVISION PA2004-1165
APPLICANT: RANJIV SALLY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/10/2005	REC. CK. #1407	PAID		100.00	
01/10/2005	REC. CK. #1411	PAID		300.00	
01/26/2005	P.B. ATTY. FEE	CHG	35.00		
01/26/2005	P.B. MINUTES	CHG	27.50		
03/23/2005	P.B. ATTY. FEE	CHG	35.00		
03/23/2005	P.B. MINUTES	CHG	38.50		
11/07/2005	P.B. ENGINEER FEE	CHG	356.40		
		TOTAL:	492.40	400.00	92.40

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/08/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 5-4

NAME: RANJIV SALLY SUBDIVISION PA2004-1165

APPLICANT: RANJIV SALLY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/07/2005	SUB. APPROVAL FEE	CHG	360.00		
			-----	-----	-----
		TOTAL:	360.00	0.00	360.00

P.B. # 05-04 Approval fee

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#1120-2005

11/28/2005

New Pro Development Corp.

Received \$ 360.00 for Planning Board Fees, on 11/28/2005. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/28/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 5-4

NAME: RANJIV SALLY SUBDIVISION PA2004-1165

APPLICANT: RANJIV SALLY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/10/2005	REC. CK. #1407	PAID		100.00	
01/10/2005	REC. CK. #1411	PAID		300.00	
01/26/2005	P.B. ATTY. FEE	CHG	35.00		
01/26/2005	P.B. MINUTES	CHG	27.50		
03/23/2005	P.B. ATTY. FEE	CHG	35.00		
03/23/2005	P.B. MINUTES	CHG	38.50		
11/07/2005	P.B. ENGINEER FEE	CHG	356.40		
11/28/2005	REC. CK. #1200	PAID		92.40	
		TOTAL:	492.40	492.40	0.00

Min
11/28/05

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/28/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
RECREATION

FOR PROJECT NUMBER: 5-4

NAME: RANJIV SALLY SUBDIVISION PA2004-1165

APPLICANT: RANJIV SALLY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/07/2005	ONE LOT REC. FEE	CHG	2000.00		
11/28/2005	REC. CK. #1199	PAID		2000.00	
		TOTAL:	2000.00	2000.00	0.00

J. Klein
11/28/05

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WIND

TASK: 5- 4

FOR WORK DONE PRIOR TO: 10/04/2005

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALAN
5-4	250161	10/06/04	TIME	MJE	WS R. SALLY SUBDIY	99.00	0.40	39.60			
5-4	260097	01/05/05	TIME	MJE	WS RANJUN SALLY SUB	99.00	0.40	39.60			
5-4	260359	01/25/05	TIME	MJE	MC RANJIV SALLY	99.00	0.60	59.40			
5-4	263129	02/09/05	TIME	MJE	MC SALLY L/A COORD LTR	99.00	0.50	49.50			
5-4	265299	02/24/05	TIME	MJE	MC RANJIV SALLY W/MM	99.00	0.20	19.80			
5-4	265300	02/24/05	TIME	MJE	MC OCDP REF - SALLY	99.00	0.40	39.60			
								247.50			
5-4	265140	02/28/05			BILL 05-343					-188.10	
										-188.10	
5-4	268965	03/22/05	TIME	MJE	MR SALLY SUB	99.00	0.40	39.60			
5-4	268420	03/23/05	TIME	MJE	MM SALLY COORD SUB APP	99.00	0.10	9.90			
								49.50			
5-4	273942	05/02/05			BILL 05-627					-108.90	
										-108.90	
5-4	296162	09/28/05	TIME	MJE	MM Sally 2 x 90 day ext	99.00	0.10	9.90			
5-4	296795	10/04/05	TIME	MJE	MC Rev File Closeout	99.00	0.30	29.70			
5-4	296797	10/04/05	TIME	MJE	MC mac MM re Closeout	99.00	0.20	19.80			
					TASK TOTAL			356.40		-297.00	59.
									0.00		
					GRAND TOTAL			356.40		-297.00	59.
									0.00		

Att
MRA

05-04

**Taconic Design
CONSULTANTS, Inc.**

1 GARDNERTOWN ROAD * NEWBURGH, NY 12550
(845)-569-8400 * (fax) (845)-569-4583

September 8, 2005

James Petro, Chairman
Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, NY 12553

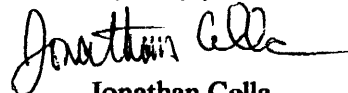
Re: Ranjiv Sally-Subdivision
Union Ave-County Rd 69
SBL: 23-1-8
PA #05-04
Job #04292

Dear Mr. Petro,

At this time we are respectfully requesting one (1) 90 day extension of the conditional final approval, which was granted in March, 2005, for the above referenced project.

If you have any questions or concerns, please do not hesitate to contact me at the above number.

Very truly yours,



Jonathan Cella
Taconic Design Consultants

pc: Ranjiv Sally, owner

Approved
2 - 90 day
Extensions

REGULAR ITEMS:

RANJIV SALLY SUBDIVISION (05-04)

Mr. Jonathan Cella appeared before the board for this proposal.

MR. PETRO: Proposed 2 lot residential subdivision. Application proposes subdivision of a 4.6 acre parcel into two single family residential lots. The plan was previously reviewed at the 26 January, 2005 planning board meeting. It's in the R-4 zone, the bulk information shown on the plan is correct for the zoning use. We have fire approval on 1/12/2005, highway we'll have to get into that, drainage in this area is a concern to the Town of New Windsor and stream should be protected to ensure the drainage integrity, restrictions to the property may be needed to ensure proper drainage is maintained. So Mark, we'll get into that I guess. Lead agency coordination letter was the 29th so that should be back or it's not back but it's over 30 days so we'll assume that we're lead agency.

MS. MASON: All local determination.

MR. PETRO: We have to take lead agency. Motion for lead agency.

MR. SCHLESINGER: Motion for lead agency for the Ranjiv Sally subdivision.

MR. MINUTA: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Ranjiv Sally minor subdivision on Union Avenue. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER AYE
MR. MASON AYE
MR. KARNAVEZOS AYE
MR. MINUTA AYE
MR. PETRO AYE

MR. PETRO: Referral was sent on 2/24 so that's returned for local determination, was Orange County, Department of Orange County planning board. Show us this briefly what you're doing here so we get an idea again.

MR. CELLA: Two lot residential subdivision on County Route 69 serviced by the existing public utilities in the streets.

MR. PETRO: Where is the location map, where is this again?

MR. CELLA: Between 94 and 9W.

MR. BABCOCK: Just below Destinta.

MR. EDSALL: Where the foundation's in.

MR. CELLA: Large wetland in the back.

MR. PETRO: Now water comes down off the lot too and flows down through there.

MR. CELLA: Yes.

MR. PETRO: There's a stream, there's a culvert that goes across Union Avenue so what's Henry saying about the integrity of the stream, is he disturbing that stream in any way?

MR. EDSALL: Not that I'm aware of. I think Henry is suggesting that it be defined, I mean, he's putting a

culvert in for the driveway crossing.

MR. BABCOCK: That's existing.

MR. EDSALL: But I think Henry's suggesting that there be some channelization with either gabion baskets or something else. Ultimately, it's the Orange County Department of Public Works' decision, it's their road so when it's referred out to them for the permit I'm sure the County will say exactly what they want.

MR. PETRO: Okay.

MR. MASON: Wasn't there a problem with one of the driveways, Mark?

MR. EDSALL: No, I'm sure, Eric, I'm not aware of one as far as the location or drainage.

MR. MASON: Just in the back of my mind I thought there was a drainage problem unless that's what Henry's concerned about.

MR. BABCOCK: There was about probably maybe a month or so ago when they went down they went below this on the other side of Union Avenue and there was some trees and debris and all that stuff and they cleaned that out and that relieved the problem.

MR. MASON: Okay.

MR. BABCOCK: As far as the flow. It was a maintenance problem.

MR. PETRO: Mark, I have highway is approved but he has this note added maybe work it out with him.

MR. EDSALL: Henry's comment to me today was he has a concern, he'd like them to propose something so he can write off on it but he had no problem with the board

acting on the application.

MR. PETRO: Do you understand what he's saying Highway Department needs to have something in writing that you're going to define the channel, is that what you're really looking for?

MR. EDSALL: Details I'll work it out with him.

MR. PETRO: In other words we're probably going to proceed but that will be a subject-to once that's done I'll sign the plans.

MR. EDSALL: Also before you can stamp the plans we'll need an approval in writing from the Orange County Department of Public Works.

MR. PETRO: Comment or any ideas, how do you feel about that? You're really creating these two lots, it's one lot now, you have one foundation in, you're going to move the lot line is what you're doing, right, by way of a lot line change. Mark?

MR. BABCOCK: No, it's a subdivision.

MR. EDSALL: It's a subdivision.

MR. BABCOCK: Two lot.

MR. SCHLESINGER: What was the basis for putting in the foundation?

MR. BABCOCK: Actually just wanted to get going and didn't know, I think the weather caught him, he got a building permit on the entire lot when he was, which he was entitled to, then he decided to subdivide. First map there was a 4 lot subdivision and they cut it back to 2.

MR. KARNAVEZOS: Make a motion we waive the public

hearing.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the Ranjiv Sally subdivision on Union Avenue. Any further discussion? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. MINUTA	AYE
MR. PETRO	AYE

MR. PETRO: What do we have left?

MR. EDSALL: You've taken lead agency, I believe you've got the negative dec.

MR. PETRO: Let's get that out of the way. Motion?

MR. SCHLESINGER: Make a motion that the New Windsor Planning Board declare a negative dec on the Ranjiv Sally subdivision.

MR. MINUTA: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a negative dec for the Ranjiv Sally subdivision. Any further discussion? if not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MASON	AYE

March 23, 2005

20

MR. KARNAVEZOS AYE
MR. MINUTA AYE
MR. PETRO AYE

MR. PETRO: I think the only subject-to is going to be taking care--

MR. EDSALL: It's going to be subject to a final approval from the Orange County Department of Public Works and resolving the concerns of the highway superintendent.

MR. PETRO: Motion for final approval with those two subject-tos that the engineer just spoke of.

MR. SCHLESINGER: I'll make a motion for final approval for the Ranjiv Sally subdivision subject to the final approval by the Orange County Department of Public works and highway superintendent.

MR. MINUTA: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Ranjiv Sally minor subdivision on Union Avenue with the subject-tos that the engineer and Mr. Schlesinger just read into the minutes. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER AYE
MR. MASON AYE
MR. KARNAVEZOS AYE
MR. MINUTA AYE
MR. PETRO AYE

MR. CELLA: I just had a question, did you submit to the County DPW?

March 23, 2005

21

MR. EDSALL: It was referred over to the County relative to SEQRA, that's when they said they wanted a full set of drawings, so you need to submit to us the set including all the details for the access then we'll refer it over.

MR. CELLA: Cause I know I have a letter saying we did but we can give you another set of drawings. Do you want the set of drawings or--

MR. EDSALL: Does it have details for the access with the driveway and slopes and profile?

MR. CELLA: Oh, okay.

MR. EDSALL: It's not complete, that's why they want that.

MR. CELLA: Okay, thank you.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

MJE@MHEPC.COM

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: RANJIV SALLY MINOR SUBDIVISION
PROJECT LOCATION: UNION AVENUE (COUNTY ROUTE 69)
SECTION 23 – BLOCK 1 – LOT 8
PROJECT NUMBER: 05-04
DATE: 23 MARCH 2005
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 4.6+ ACRE PARCEL INTO TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 26 JANUARY 2005 PLANNING BOARD MEETING.

1. The property is located in the R-4 zoning district of the Town. The bulk information shown on the plan is correct for the zone and use. Each lot appears to comply with the minimum requirements.
2. Procedural Status:
 - Lead Agency Coordination Letter Issued - 2/9/05.
 - OCDP referral sent 2-24-05 (returned for Local Determination)
 - OCDPW review – letter dated 3/3/05 received – full set of design plans must be submitted to County DPW.
 - Town Highway Supt Review – outstanding comments
3. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Section 257-13 (A) of the Subdivision Regulations.

Respectfully Submitted,

Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st

NW05-04-23Mar05.doc

REGIONAL OFFICES

- 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEE SCHEDULE

APPLICATION FEE: \$ 75.00

ESCROW:

RESIDENTIAL:

____ LOTS @ \$200.00 EACH LOT (FIRST FOUR LOTS) \$ _____
____ LOTS @ \$100.00 EACH LOT OVER FOUR LOTS \$ _____

COMMERCIAL:

____ LOTS @ \$500.00 EACH LOT (FIRST FOUR LOTS) \$ _____
____ LOTS @ \$200.00 EACH LOT OVER FOUR LOTS \$ _____

TOTAL ESCROW DUE: \$ _____

APPROVAL FEES:

PRE-PRELIMINARY PLAT APPROVAL \$ 100.00
PRELIMINARY PLAT APPROVAL \$ 150.00
FINAL PLAT APPROVAL FEE (\$100.00 + \$5.00/LOT) \$ 110.00
FINAL PLAT SECTION FEE \$ ~~100.00~~

TOTAL APPROVAL FEES: \$ 360.00

RECREATION FEES:

1 LOTS @ ^{2,000.00}~~\$1,500.00~~ / LOT \$ 2,000.00

TO BE DEDUCTED FROM ESCROW:

ESCROW POSTED: \$ _____

P.B. ENGINEER FEE \$ _____
P.B. ATTY. FEE \$ _____
MINUTES OF MEETING \$ _____
OTHER \$ _____
TOTAL DEDUCTION: \$ _____

REFUND: \$ _____
AMOUNT DUE: \$ _____

PERFORMANCE BOND AMOUNT \$ _____

INSPECTION FEE:

2% PRIVATE IMPROVEMENTS \$ _____
4% PUBLIC IMPROVEMENTS \$ _____

P.B. # 05-04



**ORANGE COUNTY
DEPARTMENT OF PUBLIC WORKS**

**Edmund A. Fares, P.E.
Commissioner**

**Edward A. Diana
County Executive**

**P.O. Box 509, 2455-2459 Route 17M
Goshen, New York 10924-0509
www.orangecountygov.com
TEL (845) 291-2750 FAX (845) 291-2778**

July 20, 2005

James Petro, Jr., Chairman
Town of New Windsor Planning Board
555 Union Ave.
New Windsor, New York 12553

Re: Ranjiv Sally – Subdivision
County Road No. 69 – Union Ave.
Plans by: Taconic Design Consultants
Dated: 9/12/04, Last revised: 7/6/05
Sheets 1 through 4 of 4

Dear Mr. Petro:

This Department has reviewed the plans for the above referenced subdivision and has the following comments.

- I. The following proposed information must be revised or provided.
 - A. The proposed driveway to Lot #2 must be paved from the edge of travel lane (white line) for 20 feet or to the right-of-way line; whichever is greater.
 - B. The proposed driveway culvert must have flared end sections and 10 feet of riprap. Show the actual culvert location and existing drainage ditch along County Road No. 69 on sheet 2 of 4.
 - C. The existing drainage ditch along County Road No. 69 must be cleaned and graded across the entire project frontage to insure positive flow.
- II. The Stabilized Construction Entrance must be a minimum of 15 feet wide and 50 feet long. Provide dimensions on detail.

If you have any questions please contact this Office at your earliest convenience.

Very truly yours,


Patrick T. Kennedy, LS
Senior Engineer

Cc: Charles W. Lee, PE, Deputy Commissioner
Cesare L. Rotundo, PE, Principal Engineer
Taconic Design Consultants

cc: M.E.



RESULTS OF P.B. MEETING OF: March 23, 2005

PROJECT: Ranjiv Sally Subdivisions P.B. # 05-04

LEAD AGENCY:

NEGATIVE DEC:

AUTHORIZE COORD. LETTER: Y N

M) S S) M VOTE: A 5 N 0

TAKE LEAD AGENCY: Y ✓ N

CARRIED: Y ✓ N

M) S S) M VOTE: A 5 N 0

CARRIED: Y ✓ N

PUBLIC HEARING: WAIVED: CLOSED:

M) K S) S VOTE: A N SCHEDULE P.H.: Y N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) ✓ VOTE: A N

RETURN TO WORK SHOP: Y N

APPROVAL:

M) S S) M VOTE: A N APPROVED:

NEED NEW PLANS: Y N

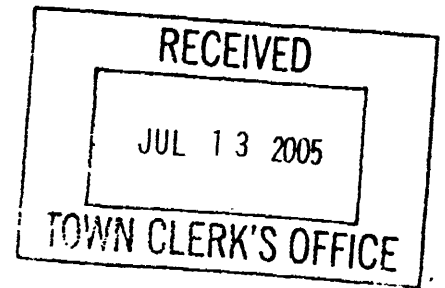
CONDITIONS - NOTES:

Need something from Harry for
O.C. P.W. Approval



TOWN OF NEW WINDSOR

TOWN CLERK'S OFFICE
555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4611
Fax: (845) 563-4670



REQUEST FOR PUBLIC RECORDS

Date: 7/13/05
Name: RON BROPHY
Address: 533 Blooming-Grass TRL
NEW WINDSOR, NY
Phone: (845) 562-9482
Representing: RANDY SALLY - PETA HOUSING

Please specify:

- Property location (street address or section, block and lot number)
- Department you are requesting records from
- Describe information requested as fully as possible

PLANNING BOARD MINUTES

Documents may not be taken from this office.



January 26, 2005

P.B. # 05-04

NEGATIVE DEC:

M)____S)____VOTE: A____N____
CARRIED: Y____N____

M) A S) S VOTE: A 5 N 0
CARRIED: Y ✓ N

M) _____ S) _____ VOTE: A _____ N _____ SCHEDULE P.H.: Y _____ N _____

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: Y__N__

M) S) VOTE: A N APPROVED:

NEED NEW PLANS: Y_____ N_____

Need Deed Restrictions for Draining Area - Note on plan

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/23/2005

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 5-4

NAME: RANJIV SALLY SUBDIVISION PA2004-1165

APPLICANT: RANJIV SALLY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	01/12/2005	MUNICIPAL HIGHWAY	01/25/2005	APPROVED
		. THE DRAINAGE IN THIS AREA IS A CONCERN TO THE TOWN OF NEW . WINDSOR AND THE STREAM SHOULD BE PROTECTED TO INSURE THE . DRAINAGE INTEGRITY. RESTRICTIONS TO THE PROPERTY MAY BE . NEEDED TO INSURE PROPER DRAINAGE IS MAINTAINED		
ORIG	01/12/2005	MUNICIPAL WATER	/ /	
ORIG	01/12/2005	MUNICIPAL SEWER	/ /	
ORIG	01/12/2005	MUNICIPAL FIRE	01/13/2005	APPROVED
ORIG	01/12/2005	NYS DOT	/ /	
ORIG	01/10/2005	E911 COORDINATOR	01/12/2005	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/23/2005

PAGE:

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 5-4

NAME: RANJIV SALLY SUBDIVISION PA2004-1165

APPLICANT: RANJIV SALLY

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	01/12/2005	EAF SUBMITTED	01/10/2005	WITH APPLIC
ORIG	01/12/2005	CIRCULATE TO INVOLVED AGENCIES . OC PLANNING - LOCAL DETERMINATION . OCDPW - REFERRED TO O.C. LAW DEPT.	01/26/2005	AUTH LETTR
ORIG	01/12/2005	LEAD AGENCY DECLARED	/ /	
ORIG	01/12/2005	DECLARATION (POS/NEG)	/ /	
ORIG	01/12/2005	SCHEDULE PUBLIC HEARING	/ /	
ORIG	01/12/2005	PUBLIC HEARING HELD	/ /	
ORIG	01/12/2005	WAIVE PUBLIC HEARING	/ /	
ORIG	01/12/2005	PRELIMINARY APPROVAL	/ /	
ORIG	01/12/2005		/ /	
ORIG	01/12/2005	LEAD AGENCY LETTER SENT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/23/2005

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, With
O [Disap, App

FOR PROJECT NUMBER: 5-4

NAME: RANJIV SALLY SUBDIVISION PA2004-1165

APPLICANT: RANJIV SALLY

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

01/26/2005 P.B. APPEARANCE LA LTR: RETURN
. AUTHORIZED LEAD AGENCY LETTER - SEND TO O.C. PLANNING AND
. DPW - NEED DEED RESTRICTION FOR DRAINAGE AREA - PUT NOTE O
. PLAN

01/05/2005 WORK SHOP SUBMIT

RANJIV SALLY SUBDIVISION (05-04)

Mr. Charles Brown appeared before the board for this proposal.

MR. PETRO: Proposed two lot residential subdivision. This application proposes subdivision of the 4.6 acre parcel into two single family residential lots. Plan is reviewed on a concept basis only. Property is R-4, zoning bulk information shown on the plan is correct for the zone and use, each lot complies with the minimum requirements. Plan provides individual access to Union Avenue which will require referral to Orange County Department of Public Works for approval and permitting. Our highway superintendent says the drainage in this area is a concern to the Town of New Windsor and the stream should be protected to ensure the drainage integrity, restrictions to the property may be needed to ensure proper drainage is maintained. Okay, why don't you show us where this is. Is this the first time we've seen this? Where is this?

MR. BROWN: On Union Avenue, County 69 below the theater.

MR. PETRO: That's where the big culvert is?

MR. BROWN: The church is right here.

MR. PETRO: You're trying to get how many houses in there?

MR. BROWN: Just two, that will be it.

MR. EDSALL: There's one house, Mr. Chairman, under construction on the east part of the property along Union Avenue as you can see.

MR. PETRO: Mike, you gave him a permit because he was just building a house on a big piece of property. Now

he's subdividing the balance to create the other lot, that's why we're at that point?

MR. BABCOCK: Correct.

MR. PETRO: Mark, what do you have for comments? Anything outstanding here?

MR. EDSALL: They meet the bulk requirements, obviously, they've made all the subtractions, the numbers are on the plan and we do have the referral issues with both county DPW and County Planning because it's on the County highway. Procedurally just need to issue the lead agency coordination letter or authorize it and decide if you want to have a public hearing. Other than that, it's basically a two lot minor subdivision, they're very large lots but the majority of each lot is tied up with wetlands.

MR. PETRO: Entertain a motion for lead agency.

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board issue a lead agency coordination letter for the Ranjiv Sally minor subdivision on Union Avenue. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. ARGENIO: Jim, I don't think I understand what's

going on here.

MR. PETRO: This is existing, this is one big piece of property here, he's already building one of these houses one here.

MR. BROWN: These are out-parcels.

MR. ARGENIO: So you're already building this so is that on its own lot that house now?

MR. PETRO: It's on the big lot, they're going to break this off.

MR. ARGENIO: Is the subject property, is this piece here not including this piece?

MR. BROWN: These are out-parcels, right.

MR. ARGENIO: I understand now, sorry.

MR. PETRO: There's a big ravine back here.

MR. ARGENIO: It's across the street from--

MR. PETRO: Actually drains the theater property up here then it goes down, it's real big, crosses 9W, I think there's a natural way to drain the property into that ravine, I don't know. What's Henry looking for?

MR. EDSALL: Well, if you'll notice in front of the house under construction they depict the water course, to get to the house that's under construction they're constructing a pair of 36 inch drainage pipes so that the flow can be carried to the County culverts. Henry as I understand it is concerned that any of these drainage channels get obstructed or filled in or narrowed because it would obviously impact the whole area. There's so much flow that goes through here so one of the things that you can consider is some deed

restrictions that acknowledge that this is a real serious water course and prohibit anyone from altering it or blocking it and requiring that they maintain it.

MR. BROWN: That would be fine.

MR. ARGENIO: So implicit in that statement, Mark, is that those culverts are outside the right-of-way?

MR. EDSALL: They are and I spoke with Henry about it briefly and I said Henry, the house is already under construction, the culvert's already going in as part of the permit, that had nothing to do with the planning board, but if you're concerned about it we can probably ask the planning board to propose some restrictions.

MR. BROWN: That's not a problem.

MR. PETRO: Who sized the 36 inch culverts?

MR. BROWN: I did that. They're actually way oversized because the one that goes underneath the County road there is a 30 inch.

MR. PETRO: Really, that's small, there's a lot of water that goes through there.

MR. EDSALL: In the workshop, it was explained that they were being very careful and conservative in having this way over the other, the County's capacity.

MR. PETRO: Keep in mind with the size may be good for now but later on with more development the water gets more and more that's why it's oversized anyway but seems like you really oversized it.

MR. BROWN: Right.

MR. PETRO: We don't have a problem if this is a 30 inch over there and two 36 inches there is fine but the

deed restriction.

MR. BROWN: That's fine.

MR. EDSALL: We don't need to create an easement so there's going to be no subtractions but just on the plan include a note and then it's up to the board if they want to have a deed restriction that just references it so that--

MR. ARGENIO: What would the deed restriction say?

MR. EDSALL: Restrictive covenant that would identify the fact that the property includes a major drainage course that affects not only subdivision properties but if it's altered would affect other adjoining properties and you can impose a condition of the subdivision that that course cannot be altered, blocked, whatever unless a subsequent approval is approved or from the Town of New Windsor.

MR. PETRO: It has to go to the Orange County Planning Department, we're not going to waive the public hearing, I want to get back the letters. Anything technical? I don't think there's any problem at all, it's a large piece of property. Originally someone else looked at this, was trying to put four houses on it so I think that you're doing--

MR. BROWN: I looked at it with him, I told him no way.

MR. PETRO: You're doing the right thing and that's it.

MR. BROWN: I submitted a copy to DPW, did that go out?

MR. EDSALL: No, Myra and I will--

MR. PETRO: We have fire approval.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12551

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

MJE@MHEPC.COM

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: RANJIV SALLY MINOR SUBDIVISION
PROJECT LOCATION: UNION AVENUE (COUNTY ROUTE 69)
SECTION 23 – BLOCK 1 – LOT 8
PROJECT NUMBER: 05-04
DATE: 26 JANUARY 2005
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 4.6+ ACRE
PARCEL INTO TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN
WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the R-4 zoning district of the Town. The bulk information shown on the plan is correct for the zone and use. Each lot appears to comply with the minimum requirements.
2. The plan provides individual access to Union Avenue, which will require referral to Orange County Department of Public Works for approval and permitting.
3. The Planning Board may wish to authorize the issuance of a Lead Agency Coordination letter for the project, to begin the SEQRA review process. The applicant should submit five (5) sets of drawings and the environmental form for this purpose.
4. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Section 257-13 (A) of the Subdivision Regulations.
5. Effective September 1, 2004, the Orange County Planning Department resumed review of all projects and actions that meet the requirements of New York State General Municipal Law (GML 239). Effectively, all projects within 500-foot distance requirements of the State statute (to municipal boundaries; county or state park; county or state highway; county drainage channel or right-of-way; county or state property with a building; or farm operation in an agricultural district) must again be referred to the OCPD for review.

Respectfully Submitted,

Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st NW05-04-26Jan05.doc

REGIONAL OFFICES

• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •



COUNTY OF ORANGE

EDWARD A. DIANA
County Executive

Department of Law

GOVERNMENT CENTER, 255 Main Street
GOSHEN, NEW YORK 10924 TEL: (845) 291-3150

DAVID L. DARWIN
Acting County Attorney

March 7, 2005

Mark J. Edsall, P.E.
Planning Board Engineer
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

RE: Ranjiv Sally Subdivision

Dear Mr. Edsall:

The Orange County Department of Public Works has no objection to the assumption of lead agency by the Town of New Windsor Planning Board in the above-referenced project.

Very truly yours,

Laura Wong-Pan
Assistant County Attorney



05-04

ORANGE COUNTY
DEPARTMENT OF PUBLIC WORKS
P.O. Box 509, 2455 Route 17M
Goshen, New York 10924-0509
TEL (845) 291-2750 FAX (845) 291-2778

Edward A Diana, County Executive
Edmund A. Fares, P.E., Commissioner of Public Works

March 3, 2005

Laura M. Wong-Pan, Assistant County Attorney
Law Department
Orange County Government Center
255 Main Street
Goshen, New York 10924

Re: Ranjiv Sally – 2 Lot Subdivision
County Road No. 69 – Union Ave.
Town of New Windsor
Lead Agency Coordination Request

Dear Mrs. Wong-Pan:

Please find enclosed the following information for your review of the above referenced project.

- I. Letter dated 9 February 2005 from Mark J. Edsall, PE, Town of New Windsor Planning Board Engineer requesting Lead Agency Coordination as required under Part 617 of the Environmental Conservation Law.
- II. State Environmental Quality Review Short Environmental Assessment Form dated 2/7/05.
- III. USGS Location Map.
- IV. Ranjiv Sally – 2 Lot Subdivision: Plan by Taconic Design Consultants dated 2/07/05, Sheet 1 of 1.

This project proposes 2 residential building lots on 4.6 acres of land. Municipal water and sewer serve both lots.

The plan shows a House Under Construction on Lot #1. Highway Work Permit #69-7005-04 was issued by the Orange County Department of Public Works on January 29, 2004 prior to the application for a subdivision.

A full set of subdivision design plans prepared in conformance with the Policy & Standards of the Orange County Department of Public Works must be submitted for review and approval.

Sight Distances are good at the proposed driveway locations and drainage flows away from the County Road.

If you have any questions please contact this Office at your earliest convenience.

Very truly yours


Patrick T. Kennedy, LS
Senior Engineer

Cc: Charles W. Lee, PE, Deputy Commissioner
Cesare L. Rotundo, PE, Principal Engineer
Mark J. Edsall, PE, Planning Board Engineer

cc: ME

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#51-2005

01/12/2005

Taconic Design Consultants, Inc.

Received \$ 75.00 for Planning Board Fees, on 01/12/2005. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PB 06-04 application

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/12/2005

PAGE: 1


LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 5-4

NAME: RANJIV SALLY SUBDIVISION PA2004-1165

APPLICANT: RANJIV SALLY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/10/2005	REC. CK. #1407	PAID		100.00	
01/10/2005	REC. CK. #1411	PAID		300.00	
		TOTAL:	0.00	400.00	-400.00



1/12/05



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: HIGHWAY DEPARTMENT

P.B. FILE #05-04 DATE RECEIVED: 01-10-04 TAX MAP #23-1-8

PLEASE RETURN COMPLETED FORM TO MYRA
BY: 01-20-05 TO BE ON AGENDA FOR THE 01-26-05 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

RECEIVED

RANJIV SALLY

Applicant or Project Name

JAN 12 2005

D.W. HIGHWAY DEPT.

SITE PLAN _____, SUBDIVISION XXX, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ APPROVED:

Notes: The drainage in this area is a concern to the Town of
New Windsor and the stream should be protected to insure
the drainage integrity. Restrictions to the property may
be needed to insure proper drainage is maintained.

☐ DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by

date

FPS 05-004



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

RECEIVED	
JAN 12 2005	
TOWN OF NEW WINDSOR FIRE INSPECTOR OFFICE	

TO: E 911 COORDINATOR

P.B. FILE #05-04 DATE RECEIVED: 01-10-04 TAX MAP #23-1-8

PLEASE RETURN COMPLETED FORM TO MYRA
BY: 01-20-05 TO BE ON AGENDA FOR THE 01-26-05 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

RANJIV SALLY
Applicant or Project Name

RECEIVED TOWN OF NEW WINDSOR JAN 13 2005 ENGINEER & PLANNING

SITE PLAN _____, SUBDIVISION XXX, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: _____

☐ DISAPPROVED:

Notes: _____

Signature: *[Signature]*
Reviewed by _____ date _____



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: FIRE INSPECTOR

P.B. FILE #05-04 DATE RECEIVED: 01-10-04 TAX MAP #23-1-8

**PLEASE RETURN COMPLETED FORM TO MYRA
BY: 01-20-05 TO BE ON AGENDA FOR THE 01-26-05 PLANNING BOARD
MEETING.**

THE MAPS AND/OR PLANS FOR:

RANJIV SALLY

Applicant or Project Name

**SITE PLAN _____, SUBDIVISION XXX, LOT LINE CHANGE _____,
SPECIAL PERMIT _____**

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:



APPROVED:

Notes: _____



DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by

date



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**

33 Airport Center Drive

Suite #202

New Windsor, New York 12553

(845) 567-3100

e-mail: mheny@mhepc.com

☐ **Regional Office**

507 Broad Street

Milford, Pennsylvania 18337

(570) 296-2765

e-mail: mhpa@mhepc.com

Writer's E-mail Address:

mje@mhepc.com

1:20

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

100-3

TOWN/ VILLAGE OF:

New Windsor

P/B APP. NO.:

05-04

WORK SESSION DATE:

5 Jan 2005

PROJECT: NEW ☒ OLD ☐

REAPPEARANCE AT W/S REQUESTED:

No

RESUB. REQ'D:

Fill App

PROJECT NAME:

Ranjin Sally Cul.

REPRESENTATIVES PRESENT:

Charlie Brown

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER ☒
P/B CHMN ☐

FIRE INSP. ☐
PLANNER ☐
OTHER ☐

ITEMS DISCUSSED:

Union Ave

ck name Quince St.

=> rly to OGDPAW ascp.

- add oc culvert dms

next avail rly.

STND CHECKLIST:

DRAINAGE ☐

DUMPSTER ☐

SCREENING ☐

LIGHTING ☐

(Streetlights)

LANDSCAPING ☐

BLACKTOP ☐

ROADWAYS ☐

APPROVAL BOX ☐

PROJECT STATUS:

ZBA Referral:

☐ Y ☐ N

Ready For Meeting

☐ Y ☐ N

Recommended Mtg Date

**PROJECT
TYPE**

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

Telephone: (845) 563-4615

Fax: (845) 563-4695

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision ☒ Lot Line Change ☐ Site Plan ☐ Special Permit ☐

Tax Map Designation: Sec. 23 Block 1 Lot B

BUILDING DEPARTMENT PERMIT NUMBER PA 2004-1165

1. Name of Project 2 Lot Subdivision for Ranjiv Sally

2. Owner of Record Ranjiv Sally Phone _____

Address: 400 Country Ave Secaucus, NJ 08817
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Ranjiv Sally Phone _____

Address: 400 Country Ave Secaucus, NJ 08817
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan CHARLES T. BROWN, PE
Taconic Design Consultants Phone (845) 569-8400

Address: 1 Gardnertown Rd. NEWBURGH, NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

CHARLES T. BROWN, PE (845) 569-8400 (845) 569-4583
(Name) (Phone) (fax)

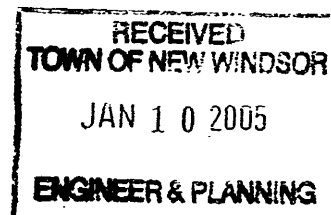
7. Project Location: On the South West side of Union Ave (O.C Rt 69)
(Direction) (Street)

8. Project Data: Acreage 4.63 Zone R-4 School Dist. NEWBURGH

PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

05-04



9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) 1 Lot Containing 4.63 Acres is to be divided into 2 lots. 1 lot containing 2.33 Acres and the other containing the balance.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

7th DAY OF September 18 2004

[Signature]
APPLICANT'S SIGNATURE

[Signature]
NOTARY PUBLIC

CHRISTINE SCIURCA
Notary Public, State of New York
No. 01SC6090651
Qualified in Orange County
Commission Expires April 21, 2007

RANJIV SALLY
Please Print Applicant's Name as Signed

TOWN OF NEW WINDSOR

JAN 10 2005

DATE APPLICATION RECEIVED
ENGINEER & PLANNING

05-04

APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

CORPORATE DEVELOPERS

(OWNER)

, deposes and says that he resides

at 400 COUNTY AVENUE, SEACACUS, N.J. 08817 in the County of HUDSON
(OWNER'S ADDRESS)

and State of NEW JERSEY and that he is the owner of property tax map

(Sec. 23 Block 1 Lot 8)

designation number (Sec. _____ Block _____ Lot _____) which is the premises described in the foregoing application and that he designates:

RANJIV SALLY (PRESIDENT) 400 COUNTY AVENUE, SEACACUS, N.J. 08817
(Agent Name & Address)

CHARLES T. BROWN, P.E. 1 GARDNER TOWN ROAD, NEWBURGH, N.Y. 12550
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICHEVER IS SOONER.

SWORN BEFORE ME THIS:

****** hiv Sally

Owner's Signature (MUST BE NOTARIZED)

7th DAY OF September 2007

Christine Sciurca
NOTARY PUBLIC

CHRISTINE SCIURCA
Notary Public, State of New York
No. 01SC6090651
Qualified in Orange County
Commission Expires April 21, 2007

Agent's Signature (If Applicable)

Professional Representative's Signature

**** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER
TOWN OF NEW WINDSOR

05-04

JAN 10 2005

ENGINEER & PLANNING

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT / SPONSOR <u>Ranjiv Sally</u>	2. PROJECT NAME <u>Ranjiv Sally 2 Lot Subdivision</u>
3. PROJECT LOCATION: Municipality <u>New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>S.B.L. 23-1-8, Union Ave (County Rt. 69)</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Proposed 2 lot subdivision in a R-4 zone. Each lot is proposed with a single family residence and a town sewer and water connection. Federal wetlands are present and will be left undisturbed.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>4.63</u> acres Ultimately <u>4.63</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <u>Vacant land</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(ies) and permit/approvals <u>SUBDIVISION APPROVAL - TOWN PLANNING BOARD</u>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>N/A</u>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>CHARLES T. BROWN, PE</u>	Date: <u>2/7/05</u>
Signature: <u>Charles T. Brown</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

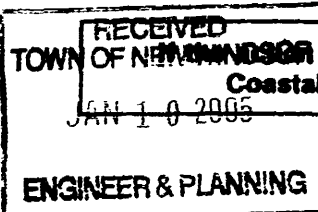
State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT (SPONSOR) <i>Charles T. Brown</i>	2. PROJECT NAME <i>Ranjit Sally 2 lot Subdivision</i>
3. PROJECT LOCATION: Municipality <i>Town of New Windsor</i> County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>SBL: 23-1-8, South West side of Union Ave</i>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>1 lot containing 4.63 acres is to be divided into 2 lots. 1 lot containing 2.33 acres and the other containing the balance.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>4.63</i> acres Ultimately <i>4.63</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT'S PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>CHARLES T. BROWN, PE</i>	Date: <i>9/24/04</i>
Signature: <i>[Signature]</i>	



is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

05-04

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>If yes, coordinate the review process and use the FULL EAF.</p>
<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p> 	
<p>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly</p>	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency


Signature of Preparer (if different from responsible officer)

Date

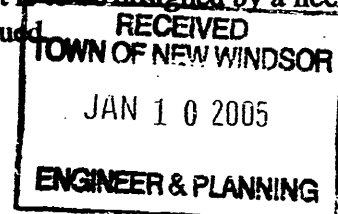
**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. ✓ Name and address of Applicant.
- * 2. ✓ Name and address of Owner.
3. ✓ Subdivision name and location
4. ✓ **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)**

SAMPLE: 
5. ✓ Tax Map Data (Section, Block & Lot).
6. ✓ Location Map at a scale of 1" = 2,000 ft.
7. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
8. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. ✓ Date of plat preparation and/or date of any plat revisions.
10. ✓ Scale the plat is drawn to and North arrow.
11. ✓ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. ✓ Surveyor's certificate.
13. _____ Surveyor's seal and signature.
14. ✓ Name of adjoining owners.
15. ✓ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 16. ✓ Flood land boundaries.
17. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.

05-04



18. ✓

Final metes and bounds.

19. ✓

Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.

20. ✓

Include existing or proposed easements.

21. ✓

Right-of-way widths.

22. N/A

Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).

23. N/A

Lot area (in square feet for each lot less than 2 acres).

24. ✓

Number the lots including residual lot.

25. ✓

Show any existing waterways.

*26. N/A

A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.

27. ✓

Applicable note pertaining to owner's review and concurrence with plat together with owners signature.

28. ✓

Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).

29. ✓

Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

30. N/A

Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.

31. N/A

Provide A septic system design notes as required by the Town of New Windsor.

32. ✓

Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.

33. ✓

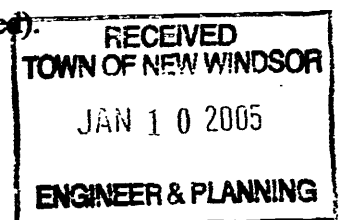
Indicate percentage and direction of grade.

34. ✓

Indicate any reference to previous, i.e., file map date, file map number and previous lot number.

35. N/A

Indicate location of street or area lighting (if required).



REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. N/A Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. _____ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: Carl J. [Signature] 9/21/04
Licensed Professional Date

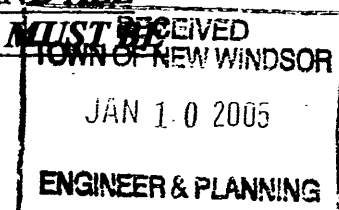
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PLEASE NOTE:

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.

05-04





Town of New Windsor

555 Union Avenue
New Windsor, New York 12553-6196
Telephone: (845) 563-4618
Fax: (845) 563-4695

Office of the Building Inspector

DATE : August 26, 2004

TO: Sally Ranjiv
400 Country Ave.
Secaucus, NY 08817

SUBJECT: BUILDING PERMIT APPLICATIONS FOR:

PA2004-1165 - Subdivision - SBL# 23-1-8
(project)

Dear Applicant:

We have reviewed your Application for Building Permit submitted to our office on 8/26/04. It has been determined that the project described in this application needs Town of New Windsor Planning Board approval.

We are enclosing a copy of the Referral Tracking Sheet showing the reference number to be used to make an appointment with the Planning Board. Please contact Myra Mason, Monday-Friday, 8:30 to 4:30, at (845) 563-4615 to make an appointment with the Planning Board and please have the Tracking Sheet available when you call for an appointment.

We will keep your Building Permit Application "pending" until Planning Board approval has been received. At that time, we will continue our review of your project.

PLEASE NOTE:

APPOINTMENTS FOR THE PLANNING BOARD WILL NOT
BE MADE WITHOUT THE TRACKING SHEET NUMBER.

Very truly yours,

Michael Babcock

Michael Babcock
Building Inspector

MB: cm

05-04

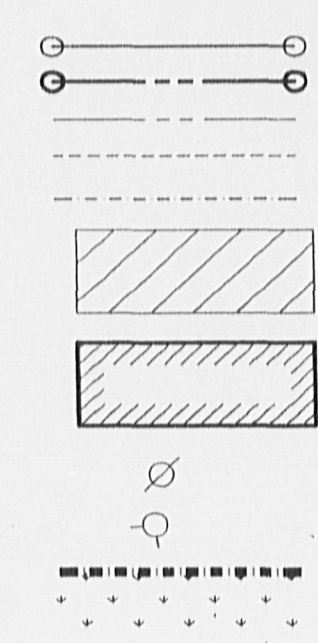
04292

**PREVIOUS
DOCUMENT
IN POOR
ORIGINAL
CONDITION**



LEGEND

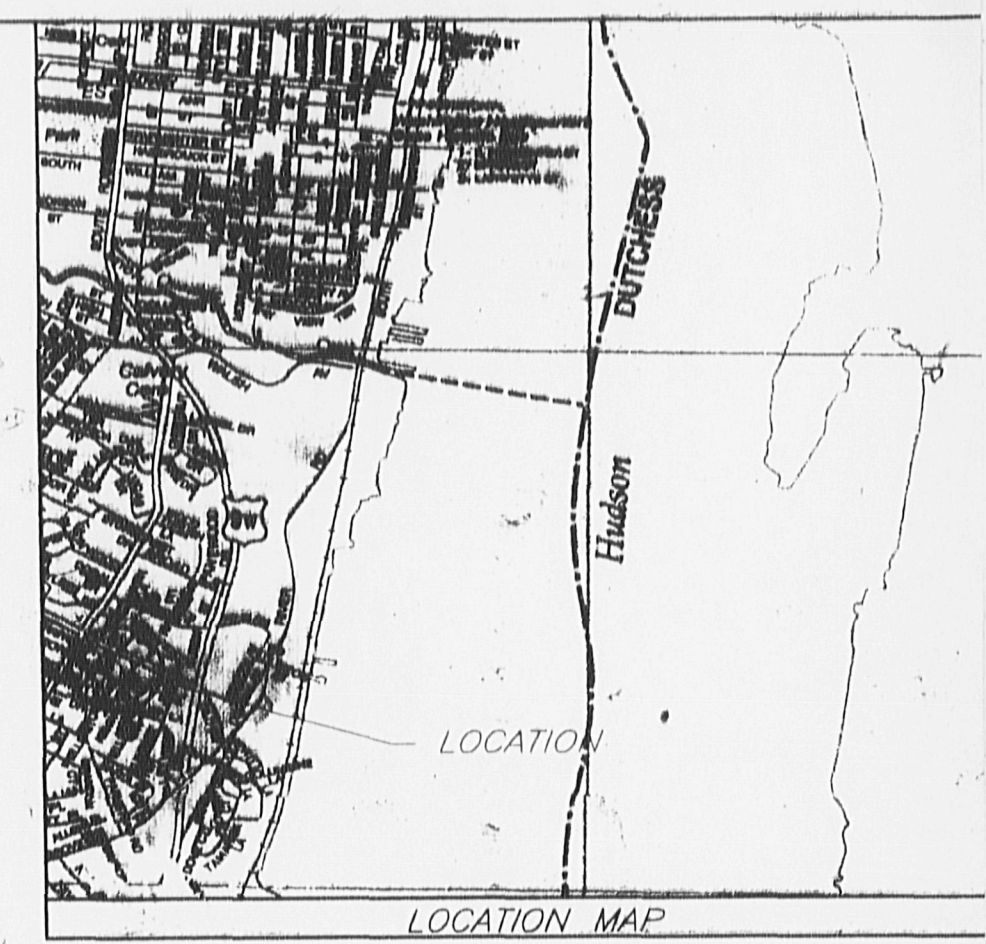
- PROPERTY LINE EXISTING
- PROPERTY LINE PROPOSED
- PROPERTY LINE ADJOINING SETBACKS
- EDGE OF STREAM (SOUTHERLY EDGE OF STREAM IS APPROXIMATE ONLY)
- BUILDING EXISTING
- SINGLE FAMILY RESIDENCE PROPOSED
- UTILITY POLE EXISTING
- HYDRANT EXISTING
- FEDERAL WETLAND BOUNDARY



ZONING SCHEDULE

ZONE: R-4

	REQUIRED	LOT # 1	LOT # 2
MINIMUM LOT AREA			
LOT AREA (GROSS)	43,560 sf.	100,026±sf.	101,609±sf.
LOT AREA (NET) (60%)	26,136 sf.	31,475 sf.	26,507sf.
MINIMUM YARDS (feet)			
FRONT	45'	65±'	45'min.
REAR	50'	306±'	50'min.
SIDE			
ONE	20'	57±'	20'min.
BOTH	40'	129±'	40'min.
MINIMUM LOT WIDTH (feet)	125'	192±'	172±'
MINIMUM ROAD FRONTAGE (feet)	70'	228'	190'
MAXIMUM DEVELOPMENT COVERAGE (%)	20%	20% MAX.	20% MAX.
MINIMUM LIVING AREA	1200 sf.	1200 sf.	1200 sf.
MAXIMUM HEIGHT			
HEIGHT (feet)	35'	35' MAX.	35' MAX.



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED IN THE FIELD ON 07/01/05.

Charles V. Wallace
SIGNATURE

CHARLES V. WALLACE L.S.,
J. ROBERTS FOLCHETTI & ASS. LLC.,
40 RAILROAD AVENUE
MONTGOMERY NY, 12549

STANDARD NOTES:

THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

- "APPENDIX 75-A, WASTE TREATMENT - INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE SANITARY CODE."
- "WASTE TREATMENT HANDBOOK, INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE DEPARTMENT OF HEALTH."
- "RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH."
- "PLANNING THE SUBDIVISION AS PART OF THE TOTAL ENVIRONMENT, NEW YORK STATE DEPARTMENT OF HEALTH."

"THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND TREATMENT AND WATER SUPPLY FACILITIES."

ALL WELLS AND S.D.S. EXISTING OR APPROVED WITHIN 200' OF THE PROPOSED WELLS AND S.D.S. ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE S.D.S. AND WELLS. IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE CERTIFYING ENGINEER THAT THE SEPTIC TANK IS SEALED, WATER TIGHT AND ACCEPTABLE FOR USE. THIS SHALL REQUIRE, AS A MINIMUM, THE FILLING OF THE TANK WITH WATER TO OBSERVE IF IT IS IN FACT SEALED, WATERTIGHT AND ACCEPTABLE FOR USE. ALL PROPOSED WELLS AND SERVICE LINES ON THIS PLAN ARE ACCESSIBLE FOR INSTALLATION AND PLACEMENT.

INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN 1 YEAR OF AVAILABILITY.

SCHEDULING OF THE JOINT SITE INSPECTION WILL BE DEPENDENT ON FILL INSTALLATION. FILL MUST BE STABILIZED TO THE SATISFACTION OF THE DESIGN ENGINEER AND THIS MUST BE DONE BEFORE A JOINT SITE INSPECTION MAY BE SCHEDULED. SPECIFIC TESTING REQUIREMENTS WILL BE PROVIDED SUBSEQUENT TO RESUBMISSION OF PLANS AND SUPPORTING DOCUMENTATION.

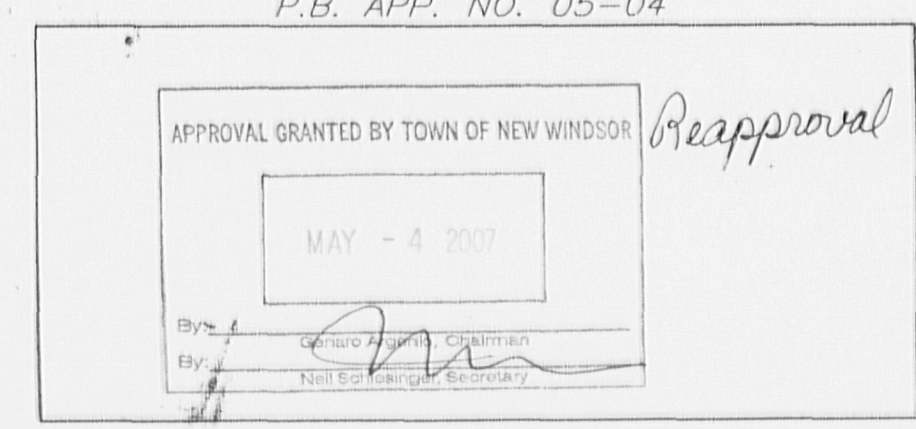
OWNER/APPLICANT'S CONSENT NOTE (S.B.L. 23-1-9)

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

SIGNATURE

NEW PRO DEVELOPMENT CORP
BALDEVBHAI S. PATEL (PRESIDENT)
202 MARKET STREET, 2nd FLOOR
SADDLE BROOK, NJ 07663

PLANNING BOARD
P.B. APP. NO. 05-04



DRAWING IS INCOMPLETE AND VOID IF NOT ACCOMPANIED BY SHEET ALL SHEETS

TACONIC DESIGN CONSULTANTS

1 GARDNERTOWN ROAD
NEWBURGH, N.Y. 12550
(845)-569-8400
(FAX)(845)-569-4583

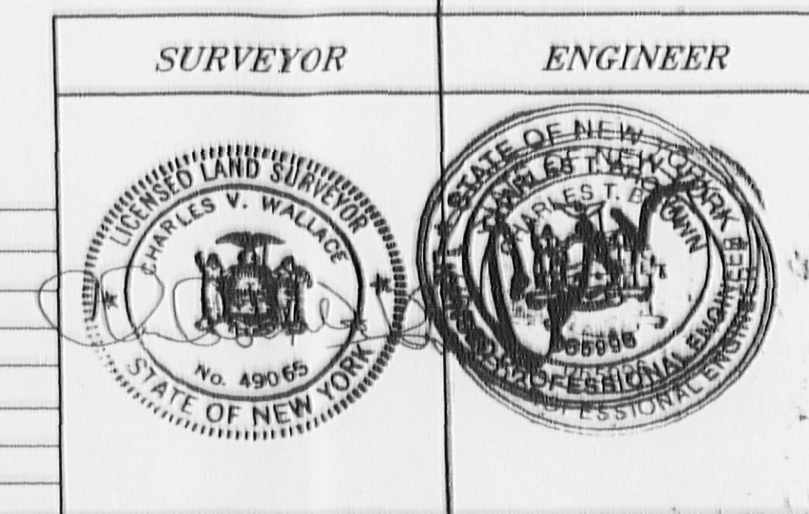
CHARLES T. BROWN, P.E.
WILLIAM J. MOREAU, P.E.

1 GARDNERTOWN ROAD
NEWBURGH, N.Y. 12550
(845)-562-2561

SURVEY SHEET

PLAN FOR
"RANJIV SALLY 2 LOT SUBDIVISION"
S.B.L. 23-1-8, UNION AVE. (COUNTY RT. 69)
TOWN OF NEW WINDSOR, COUNTY OF ORANGE

DATE: 09/21/04 SCALE: 1" = 40' JOB NUMBER: 04292-RJV SHEET NUMBER: 1 OF 4



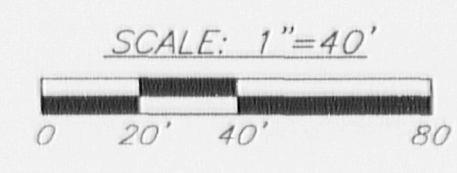
REV.	DATE	BY	DESCRIPTION
6	12/06/04	RJM	REVISED OWNER/APPLICANT
5	8/18/05	J.J.C.	PER D.P.W. COMMENTS DATED 7/20/05
4	7/6/05	A.C.D.	FOR D.P.W. RESUBMISSION
3	3/1/05	A.J.P.	AS PER TOWN
2	1/5/05	A.J.P.	AS PER WORKSHOP
1	12/15/04	A.J.P.	AS PER WORKSHOP

REFERENCE:

- EXISTING CONTOURS PROVIDED BY TACONIC DESIGN CONSULTANTS.
- EXISTING PROPERTY LINE FROM SURVEY COMPLETED IN THE FIELD BY CHARLES V. WALLACE L.S., ON 07/01/03.
- FEDERAL WETLANDS FLAGGED BY MIKE NOWICKI AND SURVEYED BY TACONIC DESIGN CONSULTANTS, IN MARCH 2004.
- ADDITIONAL FEDERAL WETLAND FLAGS, FLAGGED BY MIKE NOWICKI AND SURVEYED BY TACONIC DESIGN CONSULTANTS, ON DECEMBER 14, 2004.

COUNTY NOTE:

NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS, SHALL COMMENCE UNTIL A VALID HIGHWAY WORK PERMIT HAS BEEN SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS UNDER SECTION 1326 OF THE HIGHWAY LAW.



CALL BEFORE YOU DIG... IT'S THE LAW

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY - TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 1.800.272-4480 (IN NEW YORK CITY AND LONG ISLAND) OR 1.800.826-7862 (IN ALL OTHER AREAS OF THE STATE.)

ROADSIDE SWALE NOTE

THE EXISTING DRAINAGE DITCH ALONG COUNTY ROUTE 69 MUST BE CLEANED AND GRADED ACROSS THE ENTIRE PROJECT FRONTAGE TO INSURE POSITIVE FLOW.

COUNTY NOTE:

NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS, SHALL COMMENCE UNTIL A VALID HIGHWAY WORK PERMIT HAS BEEN SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS UNDER SECTION 1326 OF THE HIGHWAY LAW.

NOTES

- 1) ALL OFF SITE UTILITIES SHOWN ARE EXISTING.
- 2) EXISTING STREAM SHALL NOT BE FILLED IN, OBSTRUCTED OR ALTERED. DEEDS FOR LOTS SHALL SEE NOTE.

LEGEND

- PROPERTY LINE EXISTING
- PROPERTY LINE PROPOSED
- PROPERTY LINE ADJOINING SETBACKS
- EDGE OF STREAM (SOUTHERLY EDGE OF STREAM IS APPROXIMATE ONLY)
- BUILDING EXISTING
- SINGLE FAMILY RESIDENCE PROPOSED
- UTILITY POLE EXISTING
- HYDRANT EXISTING
- FEDERAL WETLAND BOUNDARY
- 2' CONTOURS
- 10' CONTOURS
- GAS LINE
- WATER MAIN
- SILT FENCE PROPOSED

PLANNING BOARD

P.B. APP. NO. 05-04

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

MAY - 4 2007

By: *[Signature]*

By: *[Signature]*

DRAWING IS INCOMPLETE AND VOID IF NOT ACCOMPANIED BY ALL SHEETS.

TACONIC DESIGN CONSULTANTS

1 GARDNERTOWN ROAD
NEWBURGH, N.Y. 12550
(845)-569-8400
(FAX) (845)-569-4583

ENGINEER

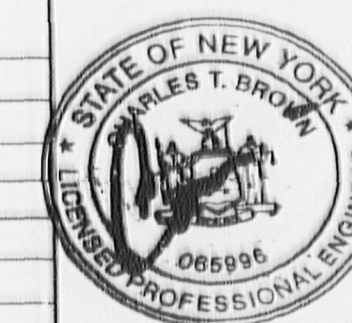
CHARLES T. BROWN, P.E.
WILLIAM J. MOREAU, P.E.

1 GARDNERTOWN ROAD
NEWBURGH, N.Y. 12550
(845)-562-2561

GRADING PLAN

PLAN FOR
"RANJIV SALLY 2 LOT SUBDIVISION"
S.B.L. 23-1-8, UNION AVE. (COUNTY RT. 69)
TOWN OF NEW WINDSOR, COUNTY OF ORANGE

DATE: 09/21/04 SCALE: 1" = 30' JOB NUMBER: 04292-RJV SHEET NUMBER: 2 OF 4



REV.	DATE	BY	DESCRIPTION
6	12/16/06	RBM	REVISIO OWNER/APPLICANT
5	8/18/05	J.J.C.	PER D.P.W. COMMENTS DATED 7/20/05
4	7/6/05	A.C.D.	FOR D.P.W. RESUBMISSION
3	3/9/05	A.J.P.	AS PER TOWN
2	1/9/05	A.J.P.	AS PER WORKSHOP
1	12/15/04	A.J.P.	AS PER WORKSHOP

SCALE: 1"=30'

0 15' 30' 60'

LANDS N/F
JMR ASSOCIATES, LLC
23-1-53.11

LANDS N/F
SQUIRE VILLAGE

LANDS N/F
DICESARE
23-1-28

LANDS N/F
MEENAGH
23-1-27

LANDS N/F
O'NEIL
23-1-26

LANDS N/F
BRANNIGAN
23-1-23

LANDS N/F
ASHWORTH
23-1-16

LANDS N/F
FRABRINI
23-1-17

LANDS N/F
O'MARA
23-1-15

LANDS N/F
CLIFFORD
23-1-14

LANDS N/F
ST. JOSEPH
CHURCH
23-1-13

LANDS N/F
OSTMAN
23-1-10

LANDS N/F
GUFFRE
23-1-6.1

LANDS N/F
MINNICK
23-1-5

LOT #2
101,609sf.

LOT #1
100,026sf.

PROPOSED
CONCRETE
HEAD WALL
(2) 36" HDPE
DRAINAGE PIPES

PROPOSED SINGLE
FAMILY RESIDENCE

FILL WETLANDS
(195 ± sf.)

G.F. 115.75 F.F. 114.00

PROPOSED
CURB STOP
VALVE

PROPOSED
SEWER LINE
113.50

PROPOSED
PAVED SWALE

SPEED LIMIT 30 MPH

UNION AVE. (COUNTY RT. 69)

900'±

800'±

SIGHT DISTANCE

MH289
INV.106.67

5" TILE
INV.117.57
SEE SHEET 4
FOR DRIVEWAY
DETAILS
15" CONC.
PIPE

CB, CONC. PIPE
INV.117.57

CB INV.116.68
INV.114.18

CB TOP.115.73
12" CONC.
12" CMP
INV.113.53

15" CONC.
PIPE

CB 3'x3.6'
INV.113.07

8" TILE PIPE

MH261
INV.105.23

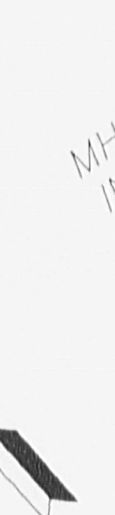
END TILE
INV.104.96

CONC. CULVERT
1'x5.5'
INV.108.86

EXISTING 30"
CULVERT PIPE

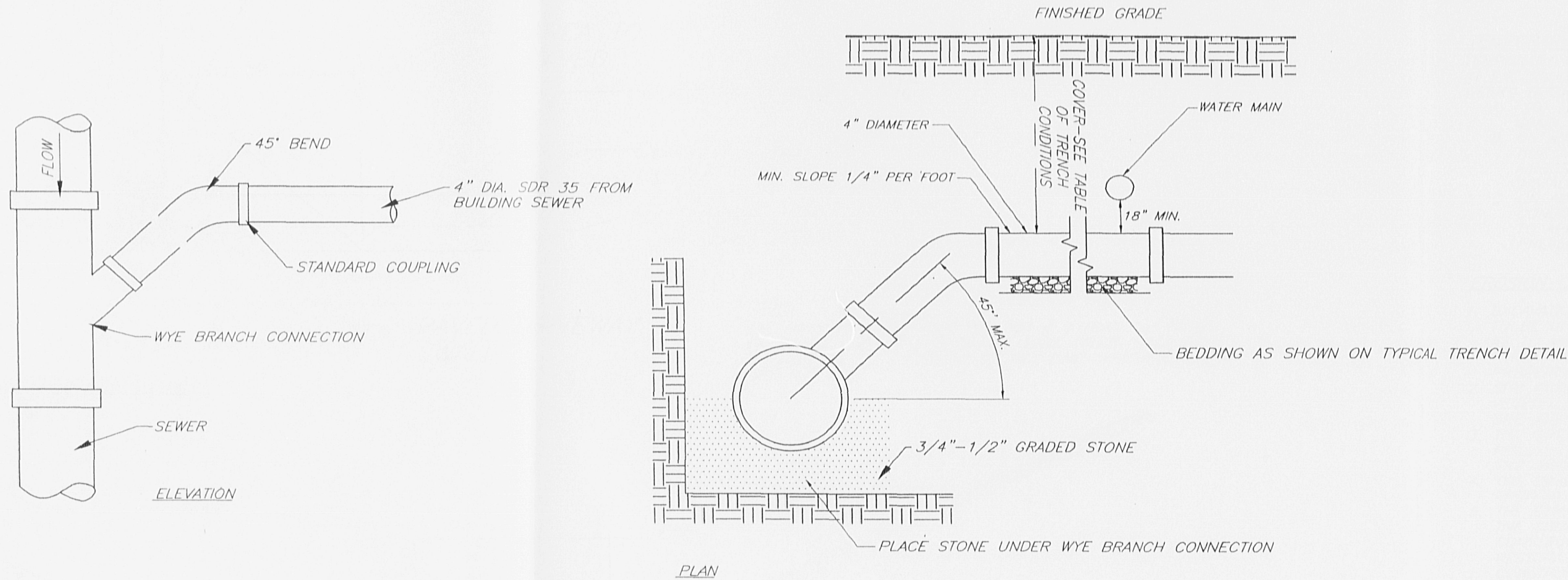
MH260
INV.104.19

MH313
INV.104.35



CALL BEFORE YOU DIG... IT'S THE LAW

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SANITARY SEWER LATERAL CONNECTION DETAIL
N.T.S.

SEWER SYSTEM NOTES FOR SITE PLANS

ALL GRAVITY SANITARY SEWER SERVICE LINES SHALL BE 4 INCHES IN DIAMETER OR LARGER AND SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034-89. JOINTS SHALL BE PUSH-ON WITH ELASTOMERIC RING GASKET CONFORMING TO ASTM D-3212. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPIGOT CONFIGURATION COMPATIBLE WITH THE PIPE. ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEW WINDSOR SEWER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEW WINDSOR SEWER DEPARTMENT.

SEWER SERVICE CONNECTION

"CONSTRUCTION OF SANITARY SEWER UTILITIES AND CONNECTION TO THE TOWN OF NEW WINDSOR SANITARY SEWER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEW WINDSOR SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE ORANGE COUNTY D.P.W. AND THE TOWN OF NEW WINDSOR."

STANDARD NOTES:

THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

- "APPENDIX 75-A, WASTE TREATMENT - INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE SANITARY CODE."
- "WASTE TREATMENT HANDBOOK, INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE DEPARTMENT OF HEALTH."
- "RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH."
- "PLANNING THE SUBDIVISION AS PART OF THE TOTAL ENVIRONMENT, NEW YORK STATE DEPARTMENT OF HEALTH."

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ALL WELLS AND S.D.S. EXISTING OR APPROVED WITHIN 200' OF THE PROPOSED WELLS AND S.D.S. ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE S.D.S. AND WELL.

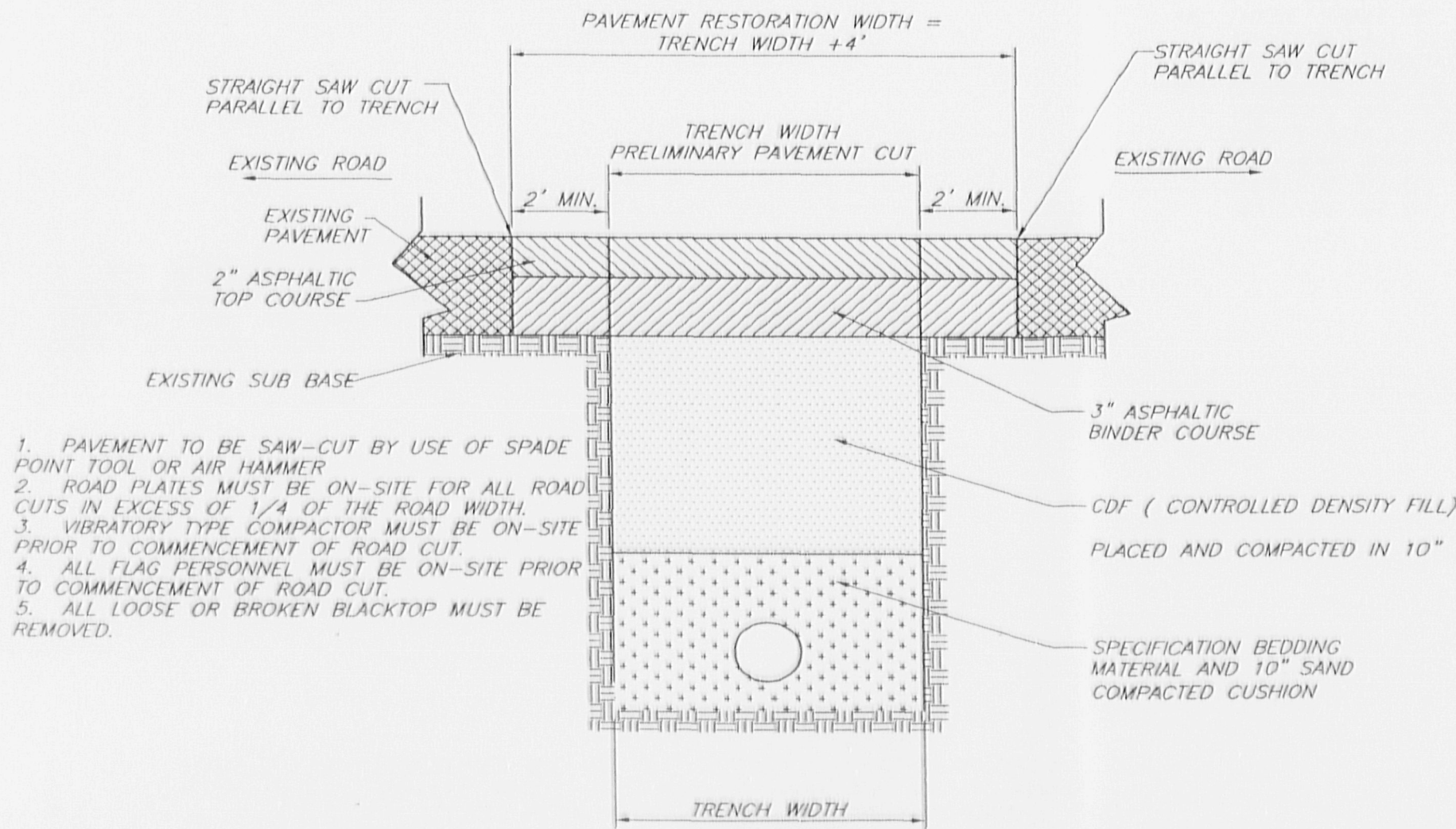
IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE CERTIFYING ENGINEER THAT THE SEPTIC TANK IS SEALED, WATER TIGHT AND ACCEPTABLE FOR USE. THIS SHALL REQUIRE, AS A MINIMUM, THE FILLING OF THE TANK WITH WATER TO OBSERVE IF IT IS IN FACT SEALED, WATERTIGHT AND ACCEPTABLE FOR USE.

ALL PROPOSED WELLS AND SERVICE LINES ON THIS PLAN ARE ACCESSIBLE FOR INSTALLATION AND PLACEMENT.

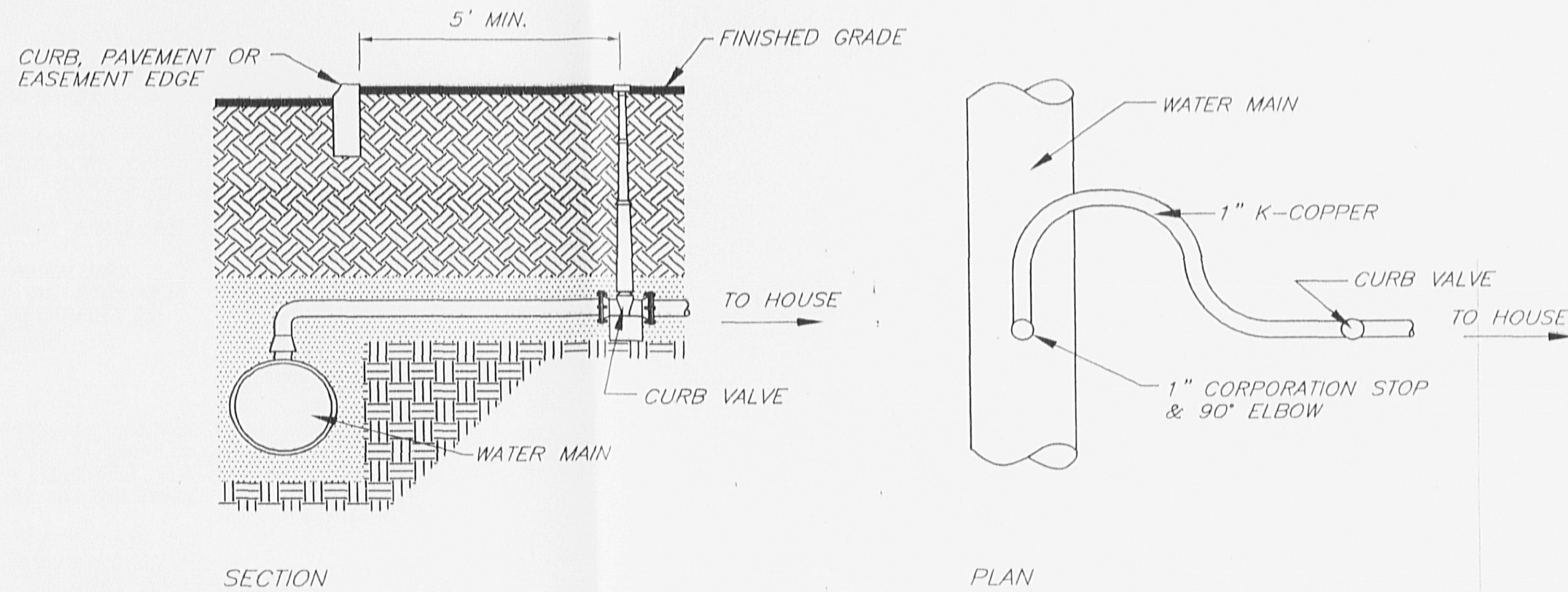
INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN 1 YEAR OF AVAILABILITY.

COUNTY STANDARD NOTE:

NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS, SHALL COMMENCE UNTIL A VALID PERMIT HAS BEEN SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS UNDER SECTION 136 OF THE HIGHWAY LAW.



FLEXIBLE PAVEMENT DETAIL AND TRENCH LIMITS
N.T.S.

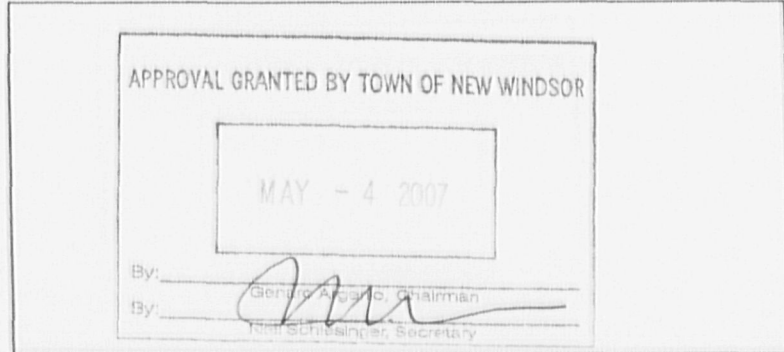


WATER SERVICE CONNECTION DETAIL
NO SCALE

TOWN OF NEW WINDSOR WATER SERVICE NOTES

- "CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEW WINDSOR WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEW WINDSOR WATER DEPARTMENT. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDOH AND THE TOWN OF NEW WINDSOR"
- ALL WATER SERVICE LINES FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT LINED CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.51-91 FOR DUCTILE IRON PIPE. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
- THRUST RESTRAINT OF THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINT. THRUST BLOCKS ARE NOT ACCEPTABLE. JOINT RESTRAINT SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RETAINER GLANDS. ALL FITTINGS AND VALVES SHALL BE INSTALLED WITH RETAINER GLANDS FOR JOINT RESTRAINT. RETAINER GLANDS SHALL BE EBBA IRON MEGALUG SERIES 1100 OR APPROVED EQUAL. THE USE OF A MANUFACTURED RESTRAINED JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT.
- ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI/AWWA C110/A21.10-87 FOR DUCTILE AND GRAY IRON FITTINGS OR ANSI/AWWA C153/A21.53-94 FOR DUCTILE IRON COMPACT FITTINGS.
- ALL VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C509 SUCH AS MUELLER MODEL T-2360-19 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTERCLOCKWISE).
- TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR EQUAL. TAPPING VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C509 SUCH AS MUELLER MODEL T-2360-19 OR APPROVED EQUAL. ALL TAPPING SLEEVES AND VALVES SHALL BE TESTED TO 150 PSI MINIMUM. TESTING OF THE TAPPING SLEEVE AND VALVE MUST BE WITNESSED AND ACCEPTED BY THE T.O.N. WATER DEPARTMENT PRIOR TO CUTTING INTO THE PIPE.
- ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-15020 FOR 3/4 AND 1 INCH, MUELLER H-15000 OR B-25000 FOR 1 1/2 AND 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-1502-2 FOR 3/4 AND 1 INCH AND MUELLER B-25204 FOR 1 1/2 AND 2 INCH SIZES. CURB BOXES SHALL BE MUELLER H-10314 FOR 3/4 AND 1 INCH AND MUELLER H-10310 FOR 1 1/2 AND 2 INCH SIZES.
- ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEW WINDSOR WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEW WINDSOR WATER DEPARTMENT.
- THE WATER MAIN SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE TOWN OF NEW WINDSOR REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEW WINDSOR WATER DEPARTMENT. PRIOR TO PUTTING THE WATER MAIN IN SERVICE SATISFACTORY SANITARY RESULTS FROM A CERTIFIED LAB MUST BE SUBMITTED TO THE TOWN OF NEW WINDSOR WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE WATER DEPARTMENT.

PLANNING BOARD
P.B. APP. NO. 05-04



DRAWING IS INCOMPLETE AND VOID IF NOT ACCOMPANIED BY ALL SHEETS.

TACONIC DESIGN CONSULTANTS

1 GARDNERTOWN ROAD
NEWBURGH, N.Y. 12550
(845)-569-8400
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CHARLES T. BROWN, P.E.
WILLIAM J. MOREAU, P.E.

1 GARDNERTOWN ROAD
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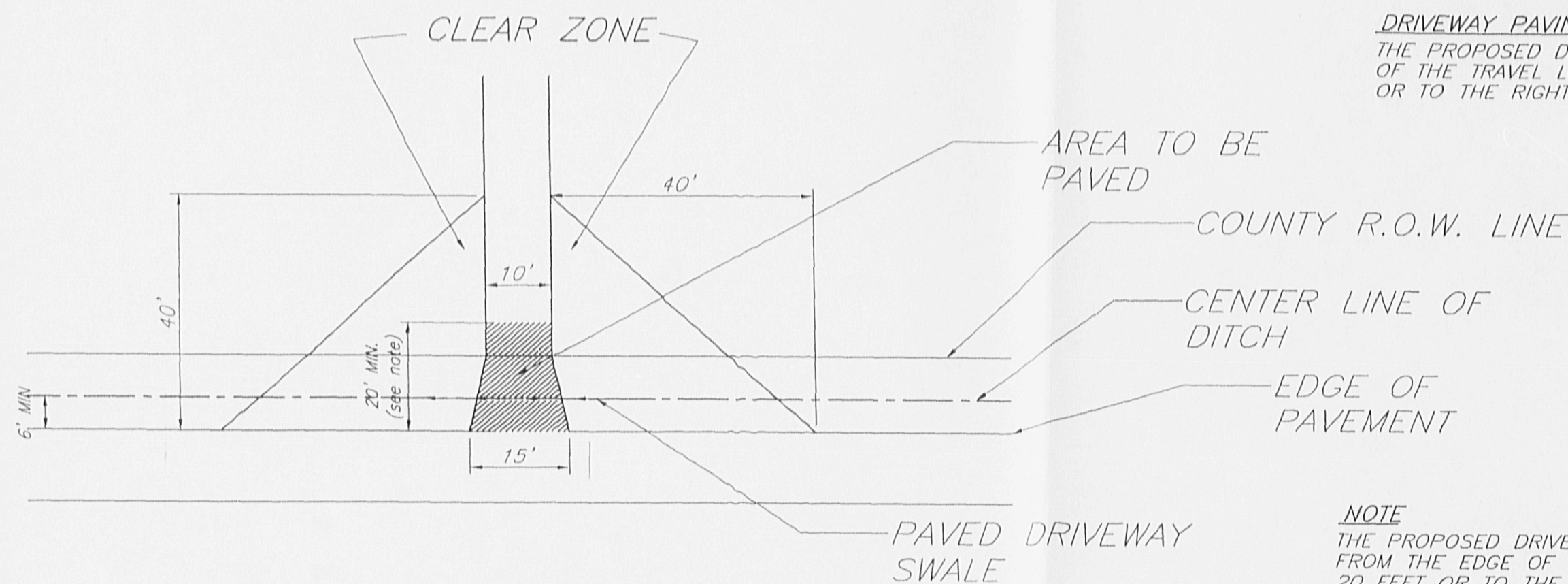
DETAIL SHEET

PLAN FOR
"RANJIV SALLY 2 LOT SUBDIVISION"
S.B.L. 23-1-8, UNION AVE. (COUNTY RT. 89)
TOWN OF NEW WINDSOR, COUNTY OF ORANGE



REVISIONS			
REV.	DATE	BY	DESCRIPTION
5	12/06/06	RBM	REVISED OWNER/APPLICANT
4	8/18/05	J.J.C.	PER D.P.W. COMMENTS DATED 7/20/05
3	7/6/05	A.C.D.	FOR D.P.W. RESUBMISSION
2	3/1/35	A.J.P.	AS PER TOWN
1	12/15/04	A.J.P.	AS PER WORKSHOP

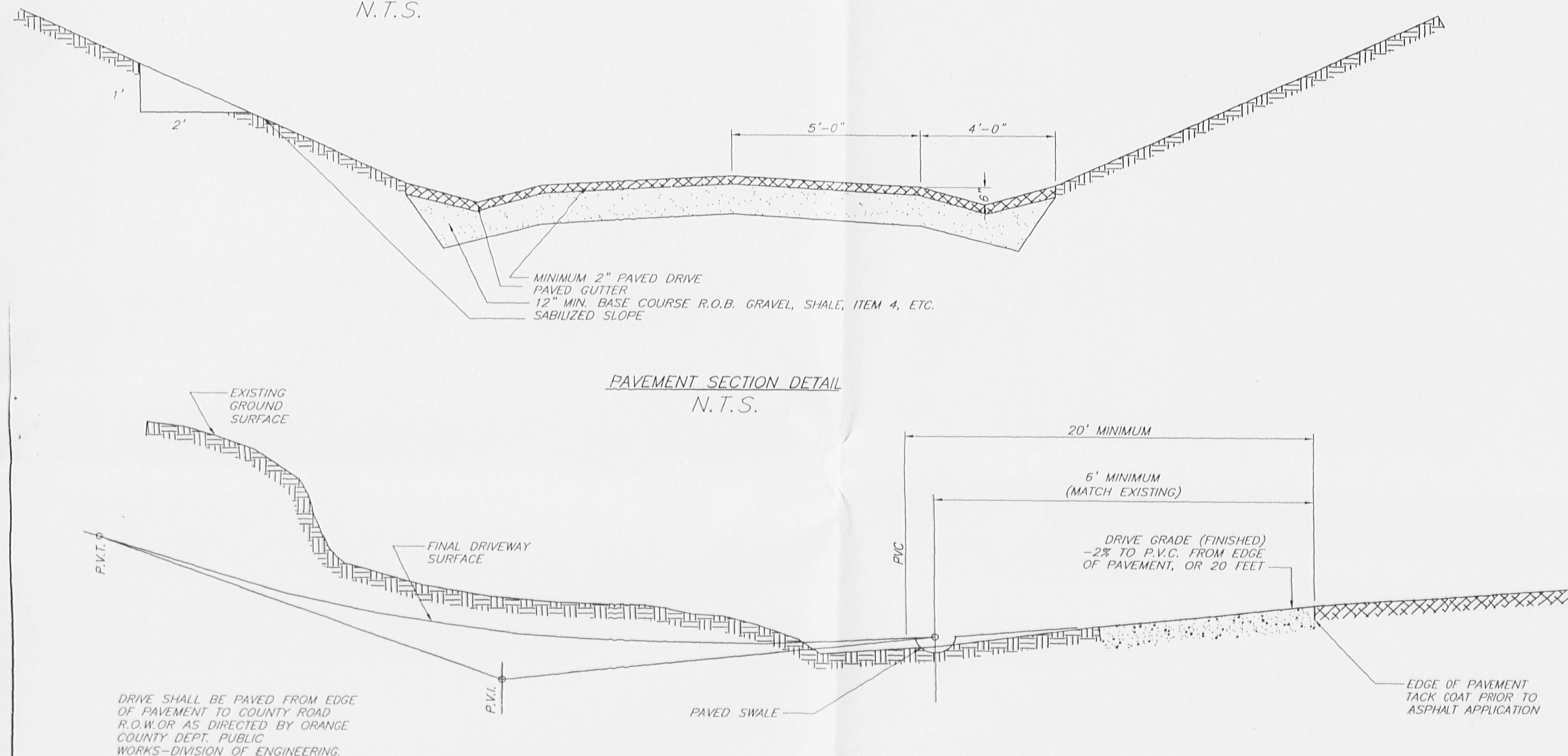
DATE	SCALE	JOB NUMBER	SHEET NUMBER
09/21/04	AS NOTED	04292-RJV	3 OF 4



DRIVEWAY PAVING NOTE:
THE PROPOSED DRIVEWAYS MUST BE PAVED FROM THE EDGE OF THE TRAVEL LANE (WHITE LINE) FOR A MINIMUM OF 20' OR TO THE RIGHT OF WAY LINE, WHICHEVER IS GREATER.

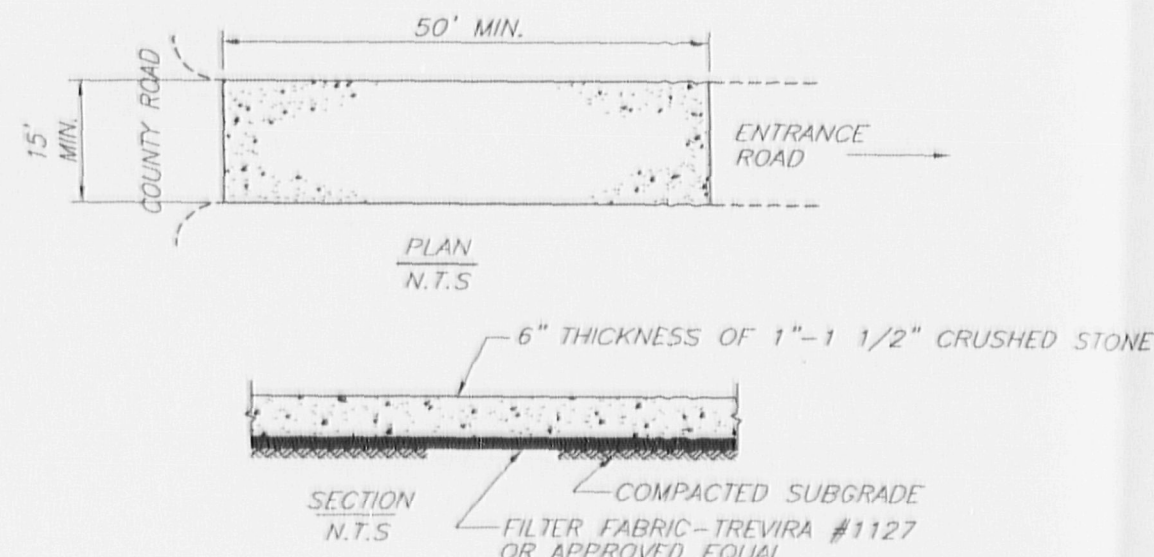
NOTE
THE PROPOSED DRIVEWAY FOR LOT # 2 MUST BE PAVED FROM THE EDGE OF THE TRAVEL LANE (WHITE LINE) FOR 20 FEET OR TO THE RIGHT OF WAY LINE, WHICHEVER IS GREATER.

DRIVEWAY ENTRANCE DETAIL
N.T.S.



TYPICAL EXCAVATION SECTION
N.T.S.

DRIVE SHALL BE PAVED FROM EDGE OF PAVEMENT TO COUNTY ROAD R.O.W. OR AS DIRECTED BY ORANGE COUNTY DEPT. PUBLIC WORKS-DIVISION OF ENGINEERING.



NOTE:
ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY.

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

COUNTY NOTE:
NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS, SHALL COMMENCE UNTIL A VALID HIGHWAY WORK PERMIT HAS BEEN SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS UNDER SECTION 1326 OF THE HIGHWAY LAW.

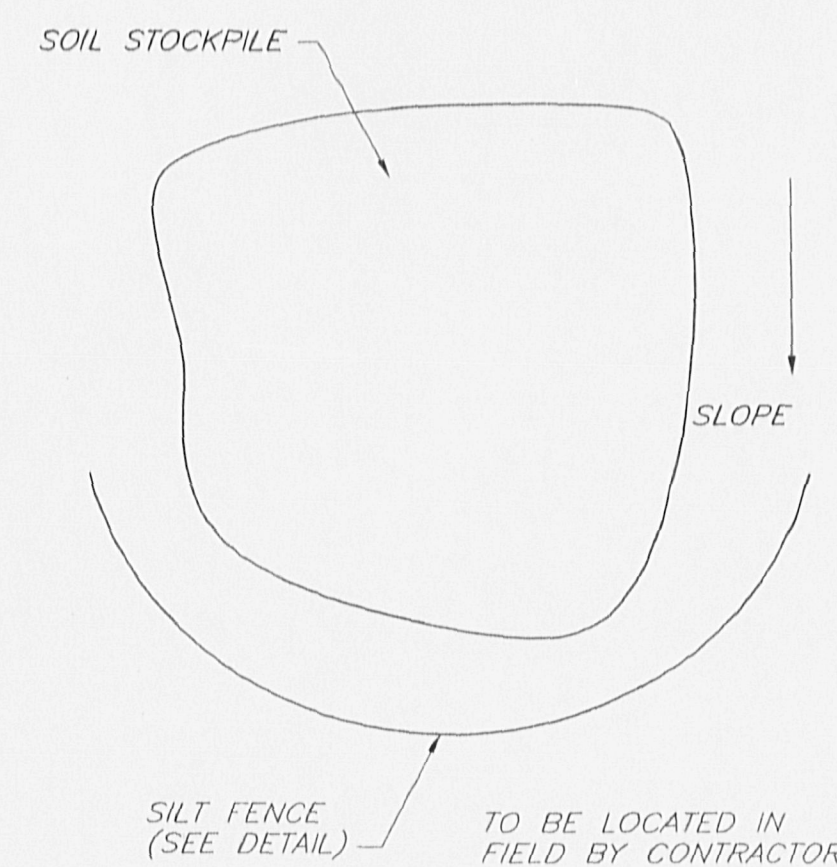
- ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED ON A REGULAR BASIS.
- A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHENEVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 6" DEPTH OF 1 1/2" CRUSHED STONE, WILL BE AT LEAST 20' X 30' AND SHOULD BE PLACED ON COMPACTED SUB-GRADE AND SHALL BE MAINTAINED.
- ALL DRIVEWAYS SHALL BE STABILIZED WITH 1" - 1 1/2" CRUSHED STONE OR SUB-BASE PRIOR TO INDIVIDUAL HOME CONSTRUCTION.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED, BEFORE DISCHARGE POINTS BECOME OPERATIONAL.

TEMPORARY VEGETATION NOTES

- TEMPORARY VEGETATION SHALL BE USED TO PROTECT AREAS IN EXCESS OF 1/2 AC. EXPOSED FOR A PERIOD OVER (2) WEEKS BEFORE OR DURING DEVELOPMENT.
- (50) LBS. OF NITROGEN, (50) POUNDS OF APPROVED GRAIN SEED AND (2) TONS OF HAY MULCH PER ACRE OR
 - ON AREAS THAT WILL BE EXPOSED FOR SHORT PERIODS OF TIME AND WHERE WEATHER CONDITIONS ARE CONDUCTIVE TO AIRBORNE SAND, TRAPS TO CONTROL SUCH SAND SHALL BE INSTALLED AS DIRECTED.
 - ON AREAS SUCH AS TEMPORARY ROADWAYS, WHEN DRY CONDITIONS DRIVE, THE CONTRACTOR SHALL BE REQUIRED TO APPLY WATER OR CALCIUM CHLORIDE AS REQUIRED TO PREVENT DUST DURING CONSTRUCTION ACTIVITIES.

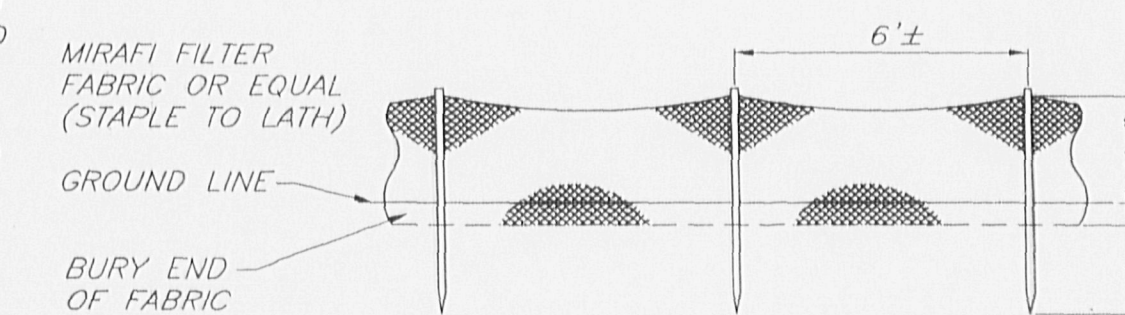
EROSION CONTROL STANDARD NOTES

- EXCAVATION, FILLING, GRADING AND STRIPPING SHALL BE PERMITTED TO BE UNDERTAKEN ONLY IN SUCH LOCATIONS AND IN SUCH A MATTER AS TO MINIMIZE THE POTENTIAL OF EROSION AND SEDIMENT AND THE THREAT TO THE HEALTH, SAFETY AND WELFARE OF NEIGHBORING PROPERTY OWNERS AND THE GENERAL PUBLIC.
- SITE PREPARATION AND CONSTRUCTION SHALL BE FITTED TO THE VEGETATION, TOPOGRAPHY AND OTHER NATURAL FEATURES OF THE SITE AND SHALL PRESERVE AS MANY OF THESE FEATURES AS FEASIBLE.
- THE CONTROL OF EROSION AND SEDIMENT SHALL BE A CONTINUOUS PROCESS UNDERTAKEN AS NECESSARY PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION.
- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED BY SITE PREPARATION AT ANY GIVEN TIME.
- THE EXPOSURE OF AREAS BY SITE PREPARATION SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME PRIOR TO THE CONSTRUCTION OF STRUCTURES OR IMPROVEMENTS OR THE RESTORATION OF THE EXPOSED AREAS TO AN ATTRACTIVE NATURAL CONDITION.
- MULCHING OR TEMPORARY VEGETATION SUITABLE TO THE SITE SHALL BE USED WHERE NECESSARY TO PROTECT AREAS EXPOSED BY SITE PREPARATION, AND PERMANENT VEGETATION WHICH IS WELL ADAPTED TO THE SITE SHALL BE INSTALLED AS SOON AS PRACTICAL.
- WHERE SLOPES ARE TO BE REVEGETATED IN AREAS EXPOSED BY SITE PREPARATION, THE SLOPES SHALL NOT BE OF SUCH STEEPNESS THAT VEGETATION CANNOT BE READILY ESTABLISHED OR THAT PROBLEMS OF EROSION OR SEDIMENT MAY RESULT.
- SITE PREPARATION AND CONSTRUCTION SHALL NOT ADVERSELY AFFECT THE FREE FLOW OF WATER BY ENCRANCHING ON, BLOCKING OR RESTRICTING WATERCOURSES.
- ALL FILL MATERIAL SHALL BE COMPOSITION SUITABLE FOR THE ULTIMATE USE OF THE FILL, FREE OF RUBBISH AND CAREFULLY RESTRICTED IN ITS CONTENT OF BRUSH, STUMPS, TREE DEBRIS, ROCKS, FROZEN MATERIAL AND SOFT OR EASILY COMPRESSIBLE MATERIAL.
- FILL MATERIAL SHALL BE COMPACTED SUFFICIENTLY TO PREVENT PROBLEMS OF EROSION, AND WHERE THE MATERIAL IS TO SUPPORT STRUCTURES, IT SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF STANDARD PROCTOR WITH PROPER MOISTURE CONTROL.
- ALL TOPSOIL WHICH IS EXCAVATED FROM A SITE SHALL BE STOCKPILED AND USED FOR THE RESTORATION OF THE SITE, AND SUCH STOCKPILES, WHERE NECESSARY, SHALL BE SEED OR OTHERWISE TREATED TO MINIMIZE THE EFFECTS OF EROSION.
- PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION, AN INTEGRATED DRAINAGE SYSTEM SHALL BE PROVIDED WHICH AT ALL TIMES MINIMIZES EROSION, SEDIMENT, HAZARDS OF SLOPE INSTABILITY AND ADVERSE EFFECT ON NEIGHBORING PROPERTY OWNERS.
- THE NATURAL DRAINAGE SYSTEM SHALL GENERALLY BE PRESERVED IN PREFERENCE TO MODIFICATIONS OF THIS SYSTEM, EXCEPTING WHERE SUCH MODIFICATIONS ARE NECESSARY TO REDUCE LEVELS OF EROSION AND SEDIMENT AND ADVERSE EFFECTS ON NEIGHBORING PROPERTY OWNERS.
- ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO HANDLE ADEQUATELY ANTICIPATED FLOWS, BOTH WITHIN THE SITE AND FROM THE ENTIRE UPSTREAM DRAINAGE BASIN.
- SUFFICIENT GRADES AND DRAINAGE FACILITIES SHALL BE PROVIDED TO PREVENT THE PONDING OF WATER, UNLESS SUCH PONDING IS PROPOSED WITHIN SITE PLANS, IN WHICH EVENT THERE SHALL BE SUFFICIENT WATER FLOW TO MAINTAIN PROPOSED WATER LEVELS AND TO AVOID STAGNATION.
- THERE SHALL BE PROVIDED WHERE NECESSARY TO MINIMIZE EROSION AND SEDIMENT SUCH MEASURES AS BENCHES, BERMS, TERRACES, DIVERSIONS AND SEDIMENT, DEBRIS AND RETENTION BASINS.
- DRAINAGE SYSTEMS, PLANTINGS AND OTHER EROSION OR SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AS FREQUENTLY AS NECESSARY TO PROVIDE ADEQUATE PROTECTION AGAINST EROSION AND SEDIMENT AND TO ENSURE THAT THE FREE FLOW OF WATER IS NOT OBSTRUCTED BY THE ACCUMULATION OF SILT, DEBRIS OR OTHER MATERIAL OR BY STRUCTURAL DAMAGE.



SOIL STOCKPILE DETAIL
N.T.S.

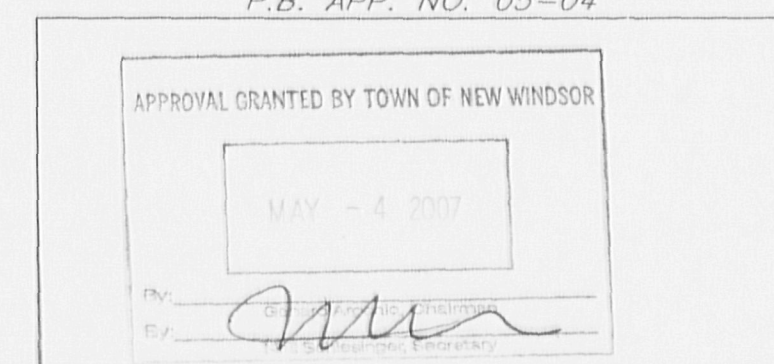
NOTE:
SILT FENCE ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION AND SHALL BE CHECKED AFTER EVERY RAIN STORM. SILT FENCES ARE TO BE REPLACED AS NECESSARY DUE TO DAMAGE OR WHEN FILLED WITH SILT. SILT TO BE REMOVED IN FRONT OF FENCES REGULARLY TO PREVENT EXCESSIVE SOIL BEARING WEIGHT ON THE FENCES AND FENCE POSTS.



SILT FENCE DETAIL
N.T.S.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INITIALIZE EROSION CONTROL MEASURES. SILT FENCING IS TO BE USED FOR SILTATION CONTROL AROUND ALL AREAS THAT WILL BE DISRUPTED DURING CONSTRUCTION. SILT FENCING IS TO BE MAINTAINED TO THE SATISFACTION OF THE ENGINEER AND WILL BE REMOVED BY THE CONTRACTOR ONCE GROUND COVER IS REESTABLISHED.

PLANNING BOARD
P.B. APP. NO. 05-04



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TACONIC DESIGN CONSULTANTS

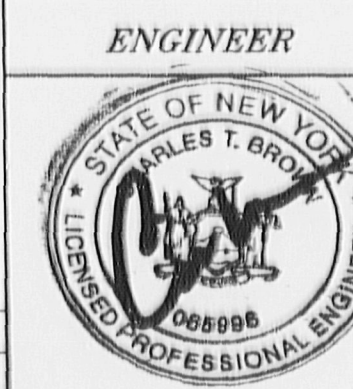
1 GARDNERTOWN ROAD
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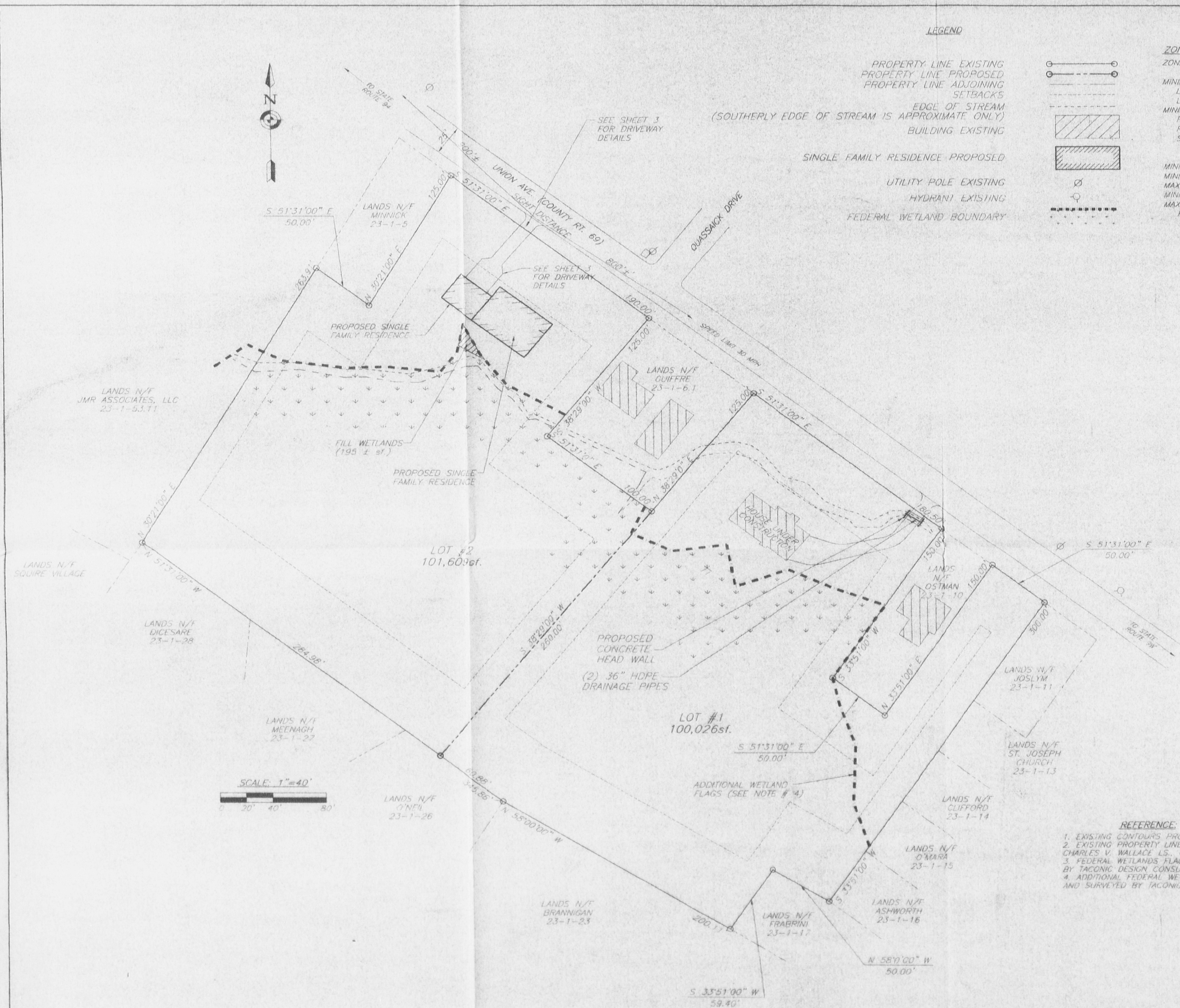
DETAIL SHEET

PLAN FOR
"RANJIV SALLY 2 LOT SUBDIVISION"
S.B.L. 23-1-B, UNION AVE. (COUNTY RT. 69)
TOWN OF NEW WINDSOR, COUNTY OF ORANGE



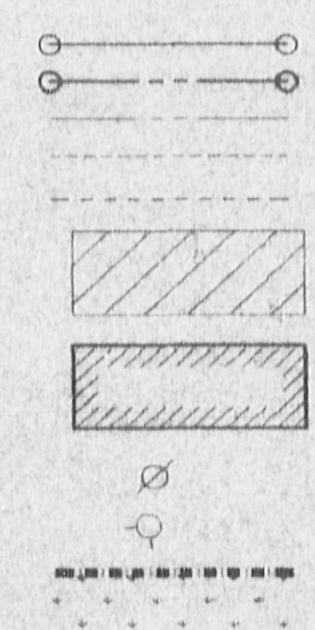
REVISIONS			
REV.	DATE	BY	DESCRIPTION
1	12/06/04	RGM	REVISED OWNER/APPLICANT
2	8/18/05	J.J.C.	PER D.P.W. COMMENTS DATED 7/20/05
3	7/6/05	A.C.D.	FOR D.P.W. RESUBMISSION

DATE	SCALE	JOB NUMBER	SHEET NUMBER
09/21/04	AS NOTED	04292 -R/JN	4 OF 4



LEGEND

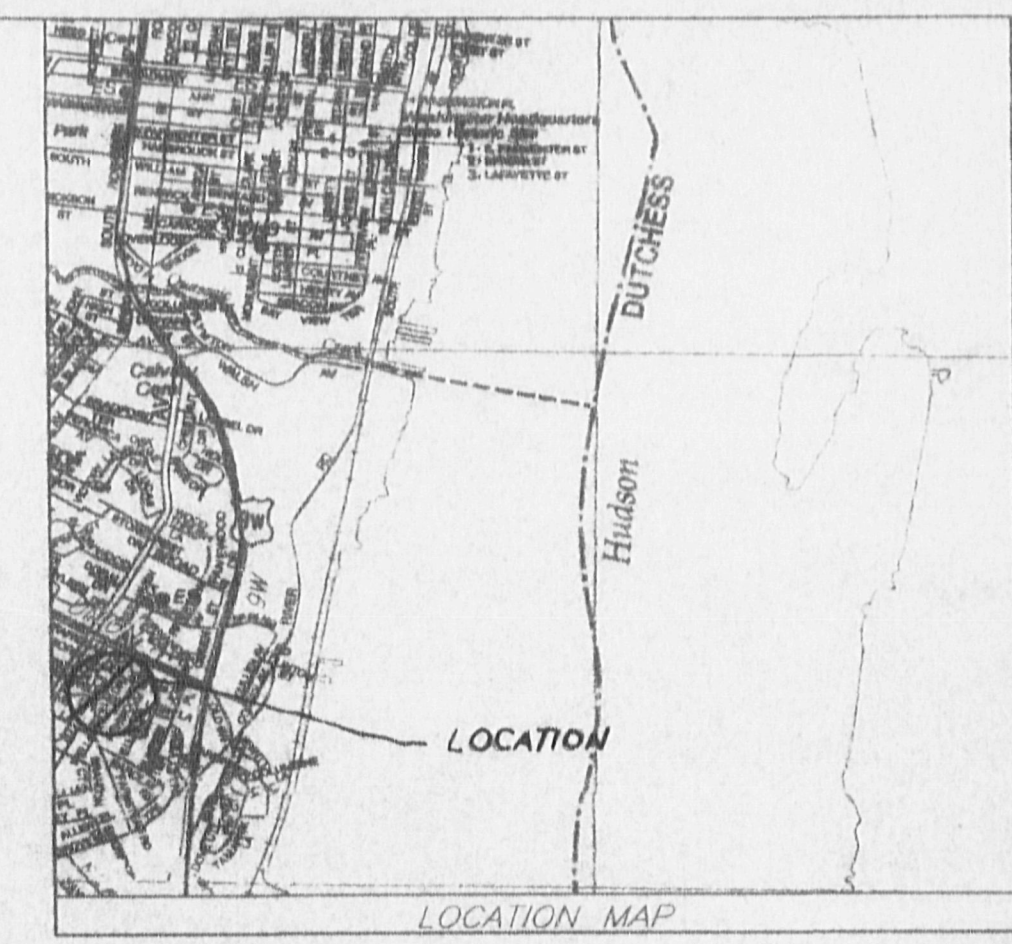
- PROPERTY LINE EXISTING
- PROPERTY LINE PROPOSED
- PROPERTY LINE ADJOINING
- SETBACKS
- EDGE OF STREAM (SOUTHERLY EDGE OF STREAM IS APPROXIMATE ONLY)
- BUILDING EXISTING
- SINGLE FAMILY RESIDENCE PROPOSED
- UTILITY POLE EXISTING
- HYDRANT EXISTING
- FEDERAL WETLAND BOUNDARY



ZONING SCHEDULE

ZONE: R-4

	REQUIRED	LOT # 1	LOT # 2
MINIMUM LOT AREA		100,026±sf.	101,609±sf.
LOT AREA (GROSS)	43,560 sf.	11,475 sf.	26,502sf.
LOT AREA (NET) (60%)	26,136 sf.		
MINIMUM YARDS (feet)			
FRONT	45'	55±'	45' min.
REAR	50'	306±'	50' min.
SIDE			
ONE	20'	57±'	20' min.
BOTH	40'	129±'	40' min.
MINIMUM LOT WIDTH (feet)	125'	192±'	172±'
MINIMUM ROAD FRONTAGE (feet)	70'	228'	190'
MAXIMUM DEVELOPMENT COVERAGE (%)	20%	10% MAX.	20% MAX.
MINIMUM LIVING AREA	1200 sf.	200 sf.	1200 sf.
MAXIMUM HEIGHT		15' MAX.	35' MAX.
HEIGHT (feet)	35'		



STANDARD NOTES:

THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

- "APPENDIX 75-A WASTE TREATMENT - INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE SANITARY CODE."
- "WASTE TREATMENT HANDBOOK, INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE DEPARTMENT OF HEALTH."
- "RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH."
- "PLANNING THE SUBDIVISION AS PART OF THE TOTAL ENVIRONMENT, NEW YORK STATE DEPARTMENT OF HEALTH."

"THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND TREATMENT AND WATER SUPPLY FACILITIES."

ALL WELLS AND S.D.S. EXISTING OR APPROVED WITHIN 200' OF THE PROPOSED WELLS AND S.D.S. ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE S.D.S. AND WELL. IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE CERTIFYING ENGINEER THAT THE SEPTIC TANK IS SEALED, WATER TIGHT AND ACCEPTABLE FOR USE. THIS SHALL REQUIRE, AS A MINIMUM, THE FILLING OF THE TANK WITH WATER TO OBSERVE IF IT IS IN FACT SEALED, WATERTIGHT AND ACCEPTABLE FOR USE. ALL PROPOSED WELLS AND SERVICE LINES ON THIS PLAN ARE ACCESSIBLE FOR INSTALLATION AND PLACEMENT.

INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN 1 YEAR OF AVAILABILITY.

SCHEDULING OF THE JOINT SITE INSPECTION WILL BE DEPENDENT ON FILL INSTALLATION. FILL MUST BE SCHEDULED TO THE SATISFACTION OF THE DESIGN ENGINEER AND THIS DEPARTMENT BEFORE A JOINT SITE INSPECTION MAY BE SCHEDULED. SPECIFIC TESTING REQUIREMENTS WILL BE PROVIDED SUBSEQUENT TO A SUBMISSION OF PLANS AND SUPPORTING DOCUMENTATION.

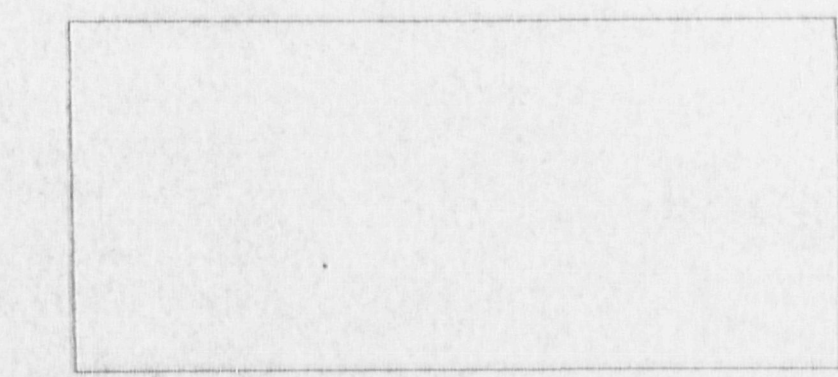
OWNER/APPLICANT'S CONSENT NOTE

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

RANJIV SALLY
300 COUNTRY AVE
SECAUCUS, NJ 08817

SIGNATURE

PLANNING BOARD



REFERENCE:

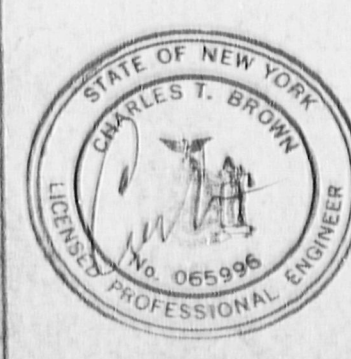
- EXISTING CONTOURS PROVIDED BY TACONIC DESIGN CONSULTANTS.
- EXISTING PROPERTY LINE FROM SURVEY COMPLETED IN THE FIELD BY CHARLES V. WALLACE LS., ON 07/01/03.
- FEDERAL WETLANDS FLAGGED BY MIKE NOWICKI AND SURVEYED BY TACONIC DESIGN CONSULTANTS, IN MARCH 2004.
- ADDITIONAL FEDERAL WETLAND FLAGS, FLAGGED BY MIKE NOWICKI AND SURVEYED BY TACONIC DESIGN CONSULTANTS, ON DECEMBER 14, 2004.

TACONIC DESIGN CONSULTANTS

1 CARDENERTOWN ROAD
NEWBURGH, N.Y. 12550
(845) 569-8400
(FAX) (845) 569-4583

ENGINEER

CHARLES T. BROWN, P.E.
WILLIAM J. MOREAU, P.E.



LEAD AGENCY COORDINATION
PROPOSED SUBDIVISION PLAN ENTITLED:
"RANJIV SALLY 2 LOT SUBDIVISION"
S.B.L. 23-1-B, UNION AVE. (COUNTY RT. 69)
TOWN OF NEW WINDSOR, COUNTY OF ORANGE

DATE: 02/07/05 SCALE: 1" = 40' JOB NUMBER: 04292-RUV SHEET NUMBER: 1 OF 1

REVISIONS			
REV.	DATE	BY	DESCRIPTION

CALL BEFORE YOU DIG... IT'S THE LAW

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY - TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 1.800.272.4480 (IN NEW YORK CITY AND LONG ISLAND) OR 1.800.926.7262 (IN ALL OTHER AREAS OF THE STATE).